

AVAILABLE BUILDING

702 N. Loop 400
Harlingen, Texas 78550



SIZE	15,860 SQUARE FEET			
	OFFICES: 7,700 WAREHOUSE: 6,000 OTHER: 2160		PARKING:	15
SITE SIZE	1.227 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED ALONG THE EXPRESSWAY.			
PRIOR USE:	OFFICES		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 8	YEAR: 2000	SPRINKLER:	N/A
	ENTRANCES:	DOUBLE DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	11'	DOCK DOORS:	5
	HEAT / AC:	IN OFFICES	WALLS:	STUCCO
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83 (FUTURE I-69): 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	THIS BUILDING IS FENCED ALONG THE PROERTY LINE.			
TERMS:	SALE:	\$700,000	LEASE:	N/A
CONTACT:	<p>HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RAMIRO ALEMAN – MANAGER BUSINESS DEVELOPMENT 311 E. TYLER, HARLINGEN, TX 78550 PHONE: 956-216-5084 / FAX: 956-216-2580 EMAIL: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM OWNERS: CONNIE DE LA GARZA 956-423-3488 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			