

AVAILABLE BUILDING

5806 Grimes Road
Harlingen, Texas 78550



SIZE	80,000 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 79,000 OFFICES: 1,000		PARKING:	50 CARS
SITE SIZE	22 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED IN THE HARLINGEN INDUSTRIAL PARK WITH ADDITIONAL LAND AVAILABLE ADJACENT TO THE FACILITY.			
PRIOR USE:	WELDING FACILITY		CITY LIMITS:	NO
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP – 1,000 KVA (240/480) 3 PHASE
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 7	2002	SPRINKLER:	N/A
	ENTRANCES:	DOORS	FLOORS:	6" REINFORCED CONCRETE
	CEILING HEIGHT:	24'-26'	DOCK DOORS:	0
	HEAT / AC:	IN OFFICES.	WALLS:	PRE-ENGINEERED STEEL
			LIGHTING:	
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	THIS METAL BUILDING IS COMES EQUIPED WITH TWO 5 TON CRANE WAYS AND TWO 1 TON JIB CRANE.			
TERMS:	SALE:	\$3.5M	LEASE:	NEGOTIABLE
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.HARINGENEDC.COM BROKER: DAVID ALEX 956.425.6199 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			