

AVAILABLE OFFICE/RETAIL SPACE

2422 E. Tyler Ave.
Harlingen, Texas 78550



SIZE	15,000 SQUARE FEET			
	OFFICES: 4,810 AVAILABLE DIVISIBLE FROM 2,000 TO 4,810		PARKING:	74
SITE SIZE	3 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED BETWEEN VALLEY BAPTIST MEDICAL CENTER AND THE AIRPORT.			
PRIOR USE:	OFFICE SPACE / RETAIL SPACE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 8"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 4	2005	SPRINKLER:	
	ENTRANCES:	SINGLE GLASS DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	10'	DOCK DOORS:	0
	HEAT / AC:	IN OFFICES	WALLS:	BLOCK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	\$20 PER SF IS AVAILABLE FOR A BUILD TO SUIT.			
TERMS:	SALE:	N/A	LEASE:	\$1.20/SF/MO
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 WEBISTE: WWW.HARLINGENEDC.COM BROKER: RONIE FLINN 956-245-9616 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			