

# AVAILABLE OFFICE SPACE

2316 S. Expressway 77/83  
Harlingen, Texas 78550



SIZE	3,300 SQUARE FEET			
	OFFICES: 3,300 DIVISIBLE TO TWO 1,200 SF SUITES AND ONE 900 SF SUITE		PARKING:	15
SITE SIZE	1 ACRE		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED ALONG THE EXPRESSWAY.			
PRIOR USE:	NEW		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE 2" STEEL / 45 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: < 1 YEAR	2008	SPRINKLER:	N/A
	ENTRANCES:	3 SINGLE GLASS DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	11'	DOCK DOORS:	N/A
	HEAT / AC:	IN OFFICES	WALLS:	EARTH TONE STUCCO
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83 (FUTURE I-69): ON FRONTAGE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 7 MILES		
SPECIAL FEATURES:	PROPERTY CAN BE DIVIDED IN UP TO 3 DIFFERENT SUITES OR COMBINED TO 1.			
TERMS:	SALE:	N/A	LEASE:	\$1.25 SF MONTH
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: <a href="mailto:RALEMAN@HARLINGENEDC.COM">RALEMAN@HARLINGENEDC.COM</a>  WEBSITE: <a href="http://WWW.HARLINGENEDC.COM">WWW.HARLINGENEDC.COM</a>  OWNERS: LUCIA REGALADO 956.802.5458  ARMANDO REGALADO 956.330.0937  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			