

AVAILABLE OFFICE/RETAIL SPACE

3805 West Business 83
Harlingen, Texas 78552



SIZE	6,000 SQUARE FEET			
	DIVISIBLE TO 1,280		PARKING:	20
SITE SIZE	2 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED CLOSE TO THE NEW HARLINGEN CORNERS SHOPPING CENTER.			
PRIOR USE:	OFFICE SPACE / RETAIL SPACE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 10"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 3	2006	SPRINKLER:	NO
	ENTRANCES:	DOUBLE GLASS DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	16'	DOCK DOORS:	0
	HEAT / AC:	HVAC	WALLS:	BLOCK
			LIGHTING:	
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	\$11 PER SQUARE FOOT AVAILABLE FOR TENANT IMPROVEMENT.			
TERMS:	SALE:	N/A	LEASE:	\$12 SF/YR
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 BROKER: CINDY HOPKINS 956-778-3255 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			