

AVAILABLE BUILDING

1309 Industrial Way
Harlingen, Texas 78550



SIZE	42,777 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 18,706 OFFICES: 10,939		PARKING:	25 CARS 5 TRAILERS
SITE SIZE	9.03 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED IN THE HARLINGEN INDUSTRIAL PARK WITH ADDITIONAL LAND AVAILABLE ADJACENT TO THE FACILITY.			
PRIOR USE:	DIE CAST MANUFACTURING FACILITY		CITY LIMITS:	NO
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE - 4" / OVER 100 PSI	ELECTRIC:	AEP – 480KVA
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 10	1998	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	CONCRETE WITH 3' REINFORCED PRESS SLABS
	CEILING HEIGHT:	30'-48'	DOCK DOORS:	1 TRUCK WELL AND 4 OH DOORS
	HEAT / AC:	IN OFFICES.	WALLS:	MASONRY AND PRE- ENGINEERED METAL
			LIGHTING:	HALOGEN
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	THIS FACILITY IS EQUIPED WITH TWO 15 TON CRANES AND HAS AN ADDITIONAL 9,230 SF MEZZANINE AND A SEPARATE 3,902 SF MAINTENANCE BUILDING.			
TERMS:	SALE:	\$1.9M	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.HARLINGENEDC.COM BROKER: MERCED PEREZ TREVIÑO 956.346.5444 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			