

AVAILABLE BUILDING

5617 Expressway 77/83
Harlingen, Texas 78550



SIZE	43,800 SQUARE FEET				
	WAREHOUSE/MANUFACTURING: 15,000 OFFICES: 3,000		PARKING:	50	
SITE SIZE	4 ACRES		ZONING:	LIGHT INDUSTRIAL	
LOCATION:	4 DOCK WAREHOUSE AND DISTRIBUTION FACILITY ON EXPRESSWAY 77/83.				
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI		SEWER:	CITY OF SAN BENTIO
	GAS:	TEXAS GAS SERVICE – 2" / 45 PSI 500 FT. AWAY		ELECTRIC:	AEP 480 VOLTS
	TELECOM:	AT&T			
CONSTRUCTION:	AGE:		SPRINKLER:	NO	
	ENTRANCES:	SINGLE DOOR		FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	33'		DOCK DOORS:	4
	HEAT / AC:	NO		WALLS:	METAL
				LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: ON SITE			
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES			
SPECIAL FEATURES:	WAREHOUSE DUCTED FOR CENTRAL AIR AND HEAT.				
TERMS:	SALE:	\$1,800,000	LEASE:	\$.30/SF/MONTH/NNN	
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: PAULINE ZUROVEC 956.793.9993 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>				