

AVAILABLE BUILDING

604-606 Harrison
Harlingen, Texas 78550



SIZE	6,000 SQUARE FEET			
	WAREHOUSE: 6,000 DIVISIBLE BY TWO OFFICES: 3,000 WAREHOUSE: 3,000		PARKING:	ON STREET
SITE SIZE	8,200 SF		ZONING:	GENERAL RETAIL
LOCATION:	CENTRALLY LOCATED ON HARRISON STREET IN THE DOWNTOWN DISTRICT.			
PRIOR USE:	RETAIL		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 12"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: +/-	80	SPRINKLER:	N/A
	ENTRANCES:	GLASS DOUBLE DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	20'	DOCK DOORS:	GARAGE DOOR
	HEAT / AC:	IN OFFICES	WALLS:	BRICK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83 (FUTURE I-69): 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	HIGH TRAFFIC COUNTS AND INCENTIVES FOR IMPROVEMENTS AVAILABLE THROUGH HARLINGEN DOWNTOWN IMPROVEMENT DISTRICT PROGRAM.			
TERMS:	SALE:	\$700,000	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 OWNERS: WILLIAM SPILMAN 956-761-4618 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			