

# AVAILABLE AIR CARGO WAREHOUSE

5402 Bodenhamer Drive  
Harlingen, Texas 78550



SIZE	21,714 SQUARE FEET TOTAL			
	WAREHOUSE: 16,771 OFFICES: 5,000		PARKING:	50 CARS 25 TRAILERS
SITE SIZE	4.65 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED AT EAST END OF VALLEY INTERNATIONAL AIRPORT.			
PRIOR USE:	LOGISTICS		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 10" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE - POSSIBLE	ELECTRIC:	AEP – 3 PHASE
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 5	2004	SPRINKLER:	YES
	ENTRANCES:	GLASS DOOR IN FRONT	FLOORS:	DOCK HIGH
	CEILING HEIGHT:	26'	DOCK DOORS:	13 DOCK HIGH
	HEAT / AC:	IN OFFICES.	WALLS:	METAL
			LIGHTING:	HALIDE
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 7 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: ON SITE		
SPECIAL FEATURES:	EXCELLENT LOCATION ADJACENT TO THE HARLINGEN INDUSTRIAL PARK. LOCATED AT VALLEY INTERATIONAL AIRPORT WITH ACCESS TO NEW CARGO RAMP WITH ROOM FOR 5 AIRCRAFT.			
TERMS:	SALE:	N/A	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: <a href="mailto:RALEMAN@HARLINGENEDC.COM">RALEMAN@HARLINGENEDC.COM</a>  WEBSITE: <a href="http://WWW.HARLINGENEDC.COM">WWW.HARLINGENEDC.COM</a>  BROKER: MARIANNE SCUDDER 512.539.2222  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			