

WAREHOUSE WITH RAIL

3302 Spur 54
Harlingen, Texas 78550



SIZE	12,940 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 11,740 OFFICES: 1,200	PARKING:	20	
SITE SIZE	1.5 ACRES	ZONING:	LIGHT INDUSTRIAL	
LOCATION:	LOCATED ON SPUR 54 WITH EASY ACCESS TO US HWY 83.			
PRIOR USE:	WAREHOUSE/DISTRIBUTION	CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	240v / 3 PHASE
	TELECOM:	AT&T		
CONSTRUCTION:	AGE:	1987	SPRINKLER:	
	ENTRANCES:	GLASS DOORS	FLOORS:	6" REINFORCED CONCRETE
	CEILING HEIGHT:	22'	DOCK DOORS:	DRIVE IN
	HEAT / AC:	IN OFFICES	WALLS:	METAL
			LIGHTING:	FLORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: > 1 MILE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	ENTIRE WAREHOUSE IS INSULATED AND HAS A 350' RAIL SPUR. ADJACENT LAND IS AVAILABLE FOR EXPANSION.			
TERMS:	SALE:	N/A	LEASE:	\$.29 SF PER MONTH
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 ERIC ZIEHE: 956.425.9400 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			