

AVAILABLE BUILDING

1320 28th Street
Harlingen, Texas 78550



SIZE	22,000 SQUARE FEET			
			PARKING:	140 PARKING SPACES
SITE SIZE	2 ACRES		ZONING:	GENERAL RETAIL
PRIOR USE:	SKATE PARK		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE 2" PE MAIN / 45 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 8	BUILT IN 2000 GOOD CONDITION	SPRINKLER:	FIRE RETARTAND PAINT
	ENTRANCES:	DOUBLE DOORS	FLOORS:	CONCRETE
	CEILING HEIGHT:	16'	DOCK DOORS:	N/A
	HEAT / AC:	YES	WALLS:	METAL
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	5 MILES FROM US 77/83		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT - 1 MILE		
SPECIAL FEATURES:	ADDITIONAL SPACE FOR PARKING IS POSSILBE.			
TERMS:	SALE:	\$525,000	LEASE:	N/A
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 WEBISTE: WWW.HARLINGENEDC.COM BROKER: ERNIE WILLIAMS 956-688-5600 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			