

# WAREHOUSE/DISTRIBUTION BUILDING

6908 W. Exp 83  
Harlingen, Texas 78550



SIZE:	11,330 SQUARE FEET			
	WAREHOUSE/DISTRIBUTION: 7,500 OFFICES: 3,830		PARKING:	25 CARS
SITE SIZE:	4.91 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED ON EXPRESS 83 WITH AN ALTERNATE ENTRY OFF OF STUART PLACE ROAD.			
PRIOR USE:	WAREHOUSE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" /53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE -	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1968	SPRINKLER:	NO
	ENTRANCES:	1	FLOORS:	6" REINFORCED CONCRETE
	CEILING HEIGHT:	14'	DOCK DOORS:	7
	HEAT / AC:	IN OFFICES.	WALLS:	METAL
			LIGHTING:	FLUORESCENT/SKYLIGHT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 83: ON SITE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 10 MILES		
SPECIAL FEATURES:	BUILDING HAS CYCLONE FENCING AND IS IN EXCELLENT CONDITION.			
TERMS:	SALE:	N/A	LEASE:	\$4,200 / MONTH NNN – 4 YEAR
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: DAVID MCDANIEL 956.969.8648  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			