

# AVAILABLE BUILDING

5820 Millennium Drive  
Harlingen, Texas 78550



SIZE	63,000 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 58,525 OFFICES: 4,475		PARKING:	50 CARS 5 TRAILERS
SITE SIZE	12.49 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED IN THE HARLINGEN INDUSTRIAL PARK WITH ADDITIONAL LAND AVAILABLE ADJACENT TO THE FACILITY.			
PRIOR USE:	MANUFACTURING		CITY LIMITS:	NO
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE -	ELECTRIC:	AEP – 480KVA
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 7	2002	SPRINKLER:	N/A
	ENTRANCES:	2 DOUBLE GLASS DOORS	FLOORS:	CONCRETE
	CEILING HEIGHT:	24'	DOCK DOORS:	2 DOCK HIGH – 16 TOTAL
	HEAT / AC:	IN OFFICES.	WALLS:	PRE-ENGINEERED STEEL
			LIGHTING:	FLOURESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	THIS METAL BUILDING IS FULLY INSULATED WITH 11 PRIVATE OFFICES, SHOW ROOM, RECEPTION AREA, CONFERENCE ROOM, BREAK ROOM AND STORAGE.			
TERMS:	SALE:	\$850,000.00	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>  LISTING AGENT: CRAIG KULLMER 956.454.6749- RE/MAX-LONE STAR  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			