

South Texas Distribution Center

1130 N. Expressway 77
Harlingen, Texas 78550



SIZE	61,900 SQUARE FEET			
	DIVISIBLE: 6,000; 8,000; 20,400; 22,500 OFFICES: 5,000		PARKING:	200 CARS 10 TRAILERS
SITE SIZE	7 ACRES		ZONING:	INDUSTRIAL
LOCATION:	EXCELLENT LOCATION ON US HIGHWAY 77.			
PRIOR USE:	FOOD PROCESSING		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE 2" PE / 45 PSI	ELECTRIC:	AEP – 750 KVA
	TELECOM:	AT& T		
CONSTRUCTION:	AGE: 8	2000	SPRINKLER:	YES
	ENTRANCES:	GLASS DOOR IN FRONT	FLOORS:	6" REINFORCED CONCRETE
	CEILING HEIGHT:	30'	DOCK DOORS:	5 LOADING DOORS
	HEAT / AC:	YES	WALLS:	METAL/CONCRETE
			LIGHTING:	FLORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 (FUTURE I-69): ON SITE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	RACKING AVAILABLE TO CEILING WITH AISLES.			
TERMS:	SALE:	\$1.5 M	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 WWW.HARLINGENEDC.COM BROKER: DAVID ALLEX 956.425.6199 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			