

AVAILABLE BUILDING

2802 S. 77 Sunshine Strip
Harlingen, Texas 78550



SIZE	32,400 SQUARE FEET			
	CAN BE DIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES		PARKING:	57 SPACES - EXPANDABLE
SITE SIZE	2.25 ACRES		ZONING:	GENERAL RETAIL
PRIOR USE:	FORMER USE - FURNITURE STORE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE – 2"/44PSI	ELECTRIC:	AEP – 825 AMP SERVICE
	TELECOM:	HIGH SPEED INTERNET VIA COAXIAL		
CONSTRUCTION:	AGE: 35	BUILT IN 1971 GOOD CONDITION	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	CONCRETE
	CEILING HEIGHT:	12'	DOCK DOORS:	GROUND LEVEL DOUBLE DOORS
	HEAT / AC:	YES	WALLS:	EXTERIOR - CONCRETE BLOCK
			LIGHTING:	FLUORESCENT / TRACT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83 - < 1 MILE FROM EXPRESSWAY 77/83		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT - 5 MILES		
SPECIAL FEATURES:	ADDITIONAL SPACE AVAILABLE IN THE BACK.			
TERMS:	SALE:		LEASE:	10,000 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 BROKER: TERI CARMONA / 956-428-0777 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			