

AVAILABLE BUILDING

311 East Tyler
Harlingen, Texas 78550



SIZE	10,000 TOTAL SQUARE FEET			
	LEASED OFFICES 1,560 SQUARE FEET	PARKING:	50	
SITE SIZE	½ CITY BLOCK	ZONING:	GENERAL RETAIL	
LOCATION:	311 EAST TYLER			
PRIOR USE:	OFFICE SPACE	CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6"/53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	N/A	ELECTRIC:	AEP/PROVIDER: HINO ELECTRIC
	TELECOM:	TIME WARNER		
CONSTRUCTION:	AGE:	1972 ADDITIONAL 1984	SPRINKLER:	YES
	ENTRANCES:	ALL OFFICES	FLOORS:	REINFORCED CONCRETE COVERED WITH TILE AND CARPET
	CEILING HEIGHT:	10'	DOCK DOORS:	N/A
	HEAT / AC:	IN OFFICES	WALLS:	BRICK
	EXTRA:	SPANISH STYLE COURTYARD	LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 83: 2 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	PROPERTY IS IN PRIME BUSINESS DISTRICT. BUILDING INTERIOR MAY BE CONFIGURED TO SUITE TENANTS' NEED. ALL INCLUSIVE (UTILITIES, WEEKLY JANITORIAL SERVICE, LAWN SERVICE, MAINTENANCE).			
TERMS:	SALE:	N/A	LEASE:	1.25 SF MONTHLY
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: HARLINGENEDC.COM CONTACT: CRISANNE ZAMPONI 956-423-5565 EXT.216 INFORMATION PROVIDED BY THE EXECUTIVE DIRECTOR, HARLINGEN CHAMBER</p>			