

AVAILABLE COMMERCIAL SPACE

608 E. Harrison Ave.
Harlingen, Texas 78550



SIZE	9,000 SQUARE FEET AVAILABLE			
	CAN BE SUBDIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES		PARKING:	20 SPACES
SITE SIZE	.64 ACRE		ZONING:	GENERAL RETAIL
LOCATION:	LOCATED ON ONE OF THE MAJOR EAST-WEST STREETS IN HARLINGEN.			
PRIOR USE:	PREVIOUSLY USED AS A COUNTY GOVERNMENT OFFICE BUILDING.		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP – 110 VAC, 220 VAC
	TELECOM:	AT&T		
CONSTRUCTION:	AGE:		SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	WALL/WALL CARPET, TILE
	CEILING HEIGHT:	8'	DOCK DOORS:	0
	HEAT / AC:	CENTRAL, ELECTRIC	WALLS:	CONCRETE BLOCK, STUCCO
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	IDEAL SITE FOR OFFICES, ETC.			
TERMS:	SALE:	\$470,000	LEASE:	N/A
CONTACT:	<p>HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RAMIRO ALEMAN – MANAGER BUSINESS DEVELOPMENT 2424 BOXWOOD STREET, SUITE 125, HARLINGEN, TX 78550 PHONE: 956-216-5084 / FAX: 956-216-2580 EMAIL: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: CONNIE DE LA GARZA 956-423-3488 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			