

AVAILABLE OFFICE/RETAIL SPACE

3805 West Business 83
Harlingen, Texas 78552



SIZE	6,000 SQUARE FEET				
	DIVISIBLE TO 1,280		PARKING:	20	
SITE SIZE	2 ACRES		ZONING:	GENERAL RETAIL	
LOCATION:	EXCELLENT SITE LOCATED CLOSE TO THE NEW HARLINGEN CORNERS SHOPPING CENTER.				
PRIOR USE:	OFFICE SPACE / RETAIL SPACE		CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI		SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	N/A		ELECTRIC:	AEP
	TELECOM:	AT&T			
CONSTRUCTION:	YEAR BUILT:	2006		SPRINKLER:	NO
	ENTRANCES:	DOUBLE GLASS DOORS		FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	16'		DOCK DOORS:	0
	HEAT / AC:	HVAC		WALLS:	BLOCK
				LIGHTING:	
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 5 MILES			
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES			
SPECIAL FEATURES:	\$11 PER SQUARE FOOT AVAILABLE FOR TENANT IMPROVEMENT.				
TERMS:	SALE:	N/A		LEASE:	\$12 SF/YR
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: CINDY HOPKINS 956-778-3255 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>				