

AVAILABLE OFFICE/RETAIL SPACE

421 South 77 Sunshine Strip
Harlingen, Texas 78550



SIZE	6,082 SQUARE FEET			
	OFFICES: 4,993 AVAILABLE DIVISIBLE FROM 1,082 AND UP		PARKING:	33 GATED
SITE SIZE	.35ACRES		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED JUST OFF MAJOR INTERSECTION SUNSHINE STIP AND TYLER AVE.			
PRIOR USE:	OFFICE SPACE / RETAIL SPACE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1979	SPRINKLER:	NO
	ENTRANCES:	SINGLE GLASS DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	12'	DOCK DOORS:	0
	HEAT / AC:	HVAC	WALLS:	BLOCK
			LIGHTING:	FLOURESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	RENTAL RATE INCLUDES ALL UTILITIES AND 2 DAY JANITORIAL SERVICE.			
TERMS:	SALE:	N/A	LEASE:	\$1.25/SF/MO
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: PAULINE ZUROVEC 956-793-9993 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			