

AVAILABLE BUILDING

2909 E. Grimes
Harlingen, Texas 78550



SIZE	29,197 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 28,000 OFFICES: 1,197		PARKING:	25 CARS
SITE SIZE	3 ACRES		ZONING:	INDUSTRIAL
LOCATION:	GREAT LOCATION NEAR LOOP 499 AND VALLEY INTERNATIONAL AIRPORT.			
PRIOR USE:	MANUFACTURING		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE -	ELECTRIC:	AEP -- 480KVA
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1968	SPRINKLER:	N/A
	ENTRANCES:	2 DOUBLE GLASS DOORS	FLOORS:	CONCRETE
	CEILING HEIGHT:	24'	DOCK DOORS:	1 DOCK HIGH
	HEAT / AC:	IN OFFICES.	WALLS:	PRE-ENGINEERED STEEL
			LIGHTING:	
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 1 MILE		
SPECIAL FEATURES:				
TERMS:	SALE:	\$569,000.00	LEASE:	NEGOTIABLE
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.HARINGENEDC.COM LISTING AGENT: CRAIG KULLMER 956.454.6749- RE/MAX-LONE STAR INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			