

AVAILABLE OFFICE SPACE

401 W. Harrison
Harlingen, Texas 78550



SIZE	10,000 SQUARE FEET			
			PARKING:	FREE PUBLIC PARKING DOWNTOWN
SITE SIZE	1 ACRE		ZONING:	GENERAL RETAIL
LOCATION:	CENTRALLY LOCATED AT THE CORNER OF HARRISON & C STREET IN THE DOWNTOWN DISTRICT.			
PRIOR USE:			CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1930	SPRINKLER:	N/A
	ENTRANCES:	SINGLE DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	11'	DOCK DOORS:	N/A
	HEAT / AC:	IN OFFICES	WALLS:	EARTH TONE STUCCO
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83 (FUTURE I-69): 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 7 MILES		
SPECIAL FEATURES:	HIGHLY VISIBLE LOCATION, INCENTIVES FOR IMPROVEMEMNTS AVAILABLE THROUGH A HARLINGEN DOWNTOWN IMPROVEMENT DISTRICT PROGRAM.			
TERMS:	SALE:	\$375,000	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.HARLINGENEDC.COM BROKER: JOHNNY VILLARREAL 956.399.6219 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			