

# AVAILABLE BUILDING

5301 E. Harrison  
Harlingen, Texas 78550



SIZE	52,700 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 50,600 OFFICES: 2,100		PARKING:	127 CARS 20 TRAILERS
SITE SIZE	10 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED IN THE HARLINGEN INDUSTRIAL PARK.			
PRIOR USE:	MANUFACTURING		CITY LIMITS:	NO
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE 4"/44PSI	ELECTRIC:	AEP – 7200KVA 480/277 VOLTS / 2,000 AMPS
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1980 GOOD CONDITION	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	6": REINFORCED CONCRETE
	CEILING HEIGHT:	30'	DOCK DOORS:	YES
	HEAT / AC:	IN OFFICES.	WALLS:	METAL
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	THERE IS AVAILABLE LAND ADJACENT TO THE BUILDING FOR EXPANSION. THE BUILDING COMES EQUIPED WITH NINE 2 TON CRANES AND 75 HP AND 125 HP AIR COMPRESSORS.			
TERMS:	SALE:	NEGOTIABLE	LEASE:	\$0.34 SF/MONTH, NNN – 3 YEAR
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: <a href="mailto:RALEMAN@HARLINGENEDC.COM">RALEMAN@HARLINGENEDC.COM</a>  WEBSITE: <a href="http://WWW.HARLINENEDC.COM">WWW.HARLINENEDC.COM</a>  BROKER: DAVID ALLEX 956.425.6199  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			