

WAREHOUSE/DISTRIBUTION BUILDING

6908 W. Exp 83
Harlingen, Texas 78550



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| SIZE: | 11,330 SQUARE FEET | | | |
| | WAREHOUSE/DISTRIBUTION: 7,500 OFFICES: 3,830 | | PARKING: | CARS |
| SITE SIZE: | 4.91 ACRES | | ZONING: | INDUSTRIAL |
| LOCATION: | LOCATED ON EXPRESS 83 WITH AN ALTERNATE ENTRY OFF OF STUART PLACE ROAD. | | | |
| PRIOR USE: | WAREHOUSE | | CITY LIMITS: | YES |
| UTILITIES: | WATER: | HARLINGEN WATER WORKS 12" /53 PSI | SEWER: | HARLINGEN WATER WORKS 8" |
| | GAS: | TEXAS GAS SERVICE - | ELECTRIC: | AEP |
| | TELECOM: | AT&T | | |
| CONSTRUCTION: | YEAR BUILT: | 2000 | SPRINKLER: | N/A |
| | ENTRANCES: | GLASS DOUBLE DOORS | FLOORS: | REINFORCED CONCRETE |
| | CEILING HEIGHT: | 14' | DOCK DOORS: | 7 |
| | HEAT / AC: | IN OFFICES. | WALLS: | METAL |
| | | | LIGHTING: | |
| TRANSPORTATION: | HIGHWAYS: | HIGHWAY 83: ON SITE | | |
| | AIRPORT: | VALLEY INTERNATIONAL AIRPORT: 10 MILES | | |
| SPECIAL FEATURES: | BUILDING HAS CYCLONE FENCING AND IS IN EXCELLENT CONDITION. | | | |
| TERMS: | SALE: | N/A | LEASE: | \$4,200 / MONTH NNN – 4 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: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: DAVID MCDANIEL 956.969.8648 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p> | | | |