

WAREHOUSE/DISTRIBUTION BUILDING

107 Joaquin Cavazos
Los Indios, Texas 78567



SIZE:	105,000 SQUARE FEET			
	WAREHOUSE/DISTRIBUTION: 99,000 OFFICES: 6,000		PARKING:	75 CARS 50 TRAILERS
SITE SIZE:	8.993 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED IN FORGEIGN TRADE ZONE #62.			
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES
UTILITIES:	WATER:	MILITARY HIGHWAY WATER SUPPLY	SEWER:	MILITARY HIGHWAY WATER SUPPLY
	GAS:	TEXAS GAS SERVICE - TGS 4" MAIN 600 FT NORTH	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1999	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	6" REINFORCED CONCRETE
	CEILING HEIGHT:	24'	DOCK DOORS:	34 WITH LEVELERS
	HEAT / AC:	IN OFFICES.	WALLS:	CONCRETE WITH METAL TOP SKIRT
			LIGHTING:	HALIDE
TRANSPORTATION:	HIGHWAYS:	LOCATED ADJACENT TO US HIGHWAY 281 HIGHWAY 77 / 83 (IH-69): 10 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 15 MILES		
SPECIAL FEATURES:	EXCELLENT LOCATION ADJACENT TO THE FREE TRADE INTERNATIONAL BRIDGE AT LOS INDIOS. THIS BUILDING IS COMPLETELY SPRINKLED AND HAS LARGE TRUCK/TRAILER COURTS.			
TERMS:	SALE:	NEGOTIABLE	LEASE:	\$0.35 SF/MONTH, GROSS – 5 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 ALLEX 956.425.6199 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			