

# AVAILABLE TOOL & DIE FACILITY

1310 Industrial Way  
Harlingen, Texas 78550



SIZE	10,000 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 8,000 OFFICES: 2,000		PARKING:	20
SITE SIZE	2.53 ACRES		ZONING:	LIGHT INDUSTRIAL
LOCATION:	HARLINGEN INDUSTRIAL PARK			
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	240v / 3 PHASE
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	2000	SPRINKLER:	N/A
	ENTRANCES:	GLASS DOORS	FLOORS:	36" CONCRETE REINFORCED BEAMS
	CEILING HEIGHT:	14'	DOCK DOORS:	TRUCK WELL & DRIVE IN
	HEAT / AC:	ENTIRE FACILITY	WALLS:	METAL
			LIGHTING:	FLORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 1 MILES		
SPECIAL FEATURES:	ALL EQUIPMENT FOR A TOOL & DIE OPERATION IS AVAILABLE.			
TERMS:	SALE:	\$700,000	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: <a href="mailto:RALEMAN@HARLINGENEDC.COM">RALEMAN@HARLINGENEDC.COM</a>  WEBSITE: <a href="http://WWW.HARLINGENEDC.COM">WWW.HARLINGENEDC.COM</a>  MERCED PEREZ TREVINO: 956.346.5444  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			