

# WAREHOUSE/DISTRIBUTION BUILDING

1805 North Loop 499  
Harlingen, Texas 78550



SIZE	72,000 SQUARE FEET AVAILABLE			
	WAREHOUSE/DISTRIBUTION: 72,000 DIVISIBLE TO: 32,000		PARKING:	93 PARKING SPACES
SITE SIZE	7.5 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED ADJACENT TO VALLEY INTERNATIONAL AIRPORT ON LOOP 499.			
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE 2" LINE / 45 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1997 EXCELLENT CONDITION	SPRINKLER:	ESFR SPRINKLER SYSTEM
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	6" REINFORCED CONCRETE
	CEILING HEIGHT:	24'	DOCK DOORS:	10 DOCK HIGH
	HEAT / AC:	IN OFFICES.	WALLS:	CONCRETE TILT WALL
	COLUMN SPACING	40' x 40'	LIGHTING:	HALIDE
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83 (IH-69): 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: < 1 MILE		
SPECIAL FEATURES:	EXCELLENT LOCATION ADJACENT TO THE HARLINGEN INDUSTRIAL PARK AND THE HARLINGEN INDUSTRIAL AIR PARK.			
TERMS:	SALE:	NEGOTIABLE	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> BROKER: MERCED PEREZ TREVINO 956.367-5444 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			