

# WAREHOUSE/DISTRIBUTION BUILDING

600 Straus Lane  
Harlingen, Texas 78550



SIZE	47,645 SQUARE FEET AVAILABLE			
	WAREHOUSE/DISTRIBUTION: 47,645 DIVISIBLE TO: 20,000		PARKING:	50 PARKING SPACES
SITE SIZE	2.607 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	LOCATED ADJACENT TO US HIGHWAY 83/77.			
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE 2" LINE / 45 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1992	SPRINKLER:	ESFR SPRINKLER SYSTEM
	ENTRANCES:	GLASS DOORS IN FRONT	FLOORS:	6" REINFORCED CONCRETE
	CEILING HEIGHT:	22' CLEAR HEIGHT	DOCK DOORS:	7 DOCK HIGH
	HEAT / AC:	30,000 SF HVAC	WALLS:	CONCRETE
	COLUMN SPACING		LIGHTING:	T-12 LIGHTING
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83 (IH-69): ON FRONTAGE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILE		
SPECIAL FEATURES:	THIS FACILITY IS EQUIPED WITH TRAILER STORAGE SPACE.			
TERMS:	SALE:	\$32/SF	LEASE:	\$3.25/SF NNN
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: LAMAR LAWSON 956-330-3525  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			