

WAREHOUSE/DISTRIBUTION BUILDING

21168 FM 508

Harlingen, Texas 78550



SIZE	20,700 SQUARE FEET AVAILABLE			
	WAREHOUSE/DISTRIBUTION: 20,000 OFFICES: 3,700		PARKING:	AMPLE PARKING SPACES
SITE SIZE	20 ACRES		ZONING:	INDUSTRIAL
LOCATION:	DIRECT ACCESS TO US 77.			
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	NO
UTILITIES:	WATER:	RIO HONDO WATER SUPPLY	SEWER:	RIO HONDO WATER SUPPLY
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	PHASE 3
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	GOOD CONDITION	SPRINKLER:	N/A
	ENTRANCES:	LARGE	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	20- 24'	DOCK DOORS:	10 DOCK HIGH
	HEAT / AC:	IN OFFICES.	WALLS:	METAL
	COLUMN SPACING		LIGHTING:	FLOURESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 (IH-69): 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILE		
SPECIAL FEATURES:	3 TON CRANE WAYS THROUGHOUT			
TERMS:	SALE:	N/A	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: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: DONNY THOMPSON 956-423-3541 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			