

# AVAILABLE BUILDING

2200 Haine Drive  
Harlingen, Texas 78550



SIZE	42,045 SQUARE FEET			
			PARKING:	262
SITE SIZE	4.57 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	LOCATED IN THE LARGEST MEDICAL CENTER IN THE REGION.			
PRIOR USE:	MEDICAL OFFICES		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1982	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	CONCRETE
	CEILING HEIGHT:	11'	DOCK DOORS:	1
	HEAT / AC:	YES	WALLS:	CONCRETE BLOCK EXTERIOR
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 1.5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	EXCELLENT RETAIL LOCATION. HIGHLY VISIBLE AND ACCESSIBLE LOCATION.			
TERMS:	SALE:	\$1,950,000	LEASE:	N/A
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>  WWW. HARLINGENEDC.COM  BROKER: ERIC ZIEHE 956-425-9400 x102  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			