

# AVAILABLE DISTRIBUTION BUILDING

1314 Industrial Way  
Harlingen, Texas 78550



SIZE	15,000 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 12,300 OFFICES: 2,700		PARKING:	35 CARS
SITE SIZE	53,099 SQUARE FEET		ZONING:	INDUSTRIAL
LOCATION:	LOCATED IN THE HARLINGEN INDUSTRIAL PARK WITH ADDITIONAL LAND AVAILABLE ADJACENT TO THE FACILITY.			
PRIOR USE:	DISTRIBUTION FACILITY		CITY LIMITS:	NO
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE - 4" / OVER 100 PSI	ELECTRIC:	AEP – 30KVA
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1998	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	6" CONCRETE REINFORCED
	CEILING HEIGHT:	24'	DOCK DOORS:	2 DOCKS 4 DRIVE IN DOORS
	HEAT / AC:	8 TON	WALLS:	METAL WALL
			LIGHTING:	FLOURESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 4 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	EASY ACCESS TO HIGHWAY SYSTEM AND MEXICO.			
TERMS:	SALE:	N/A	LEASE:	\$.32 PSF 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: HECTOR ROMEU 956.585.0019  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			