

WAREHOUSE/DISTRIBUTION BUILDING

Jackson St. and Eye St.
Harlingen, Texas 78550



SIZE	8,980 SQUARE FEET AVAILABLE			
	WAREHOUSE/DISTRIBUTION: 5,600 STORAGE: 2,580 OFFICES: 800	PARKING:	20 PARKING SPACES	
SITE SIZE	20,000 SF	ZONING:	INDUSTRIAL	
LOCATION:	LOCATED IN CENTRAL HARLINGEN.			
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:	EXCELLENT CONDITION	SPRINKLER:	
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	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: < 3 MILE		
SPECIAL FEATURES:	EASY ACCESS TO US HIGHWAY 77/83			
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: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: DAVID ALLEX 956-425-6199 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			