

AVAILABLE BUILDING

301 Hanmore
Harlingen, Texas 78550



	52,500 SQUARE FEET			
SIZE	WAREHOUSE/MANUFACTURING: 49,516 OFFICES: 2,984		PARKING:	20 CARS 10 TRAILERS
SITE SIZE	4.211 ACRES		ZONING:	LIGHT INDUSTRIAL
LOCATION:	9 DOCK WAREHOUSE CLOSE TO EXPRESSWAY 77.			
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 10" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE 2" STEEL / 45 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1983	SPRINKLER:	N/A
	ENTRANCES:	GLASS SINGLE DOOR	FLOORS:	DOCK HEIGHT REINFORCED CONCRETE
	CEILING HEIGHT:	20'	DOCK DOORS:	9
	HEAT / AC:	YES	WALLS:	METAL
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 1 MILE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	THIS SITE CAN BE DIVIDED TO A MINIMUM OF 15,000 SF AND COOLING IS AVAILABLE.			
TERMS:	SALE:	N/A	LEASE:	\$4.60/SF/YR/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: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: ANITA MCMURRY 956.343.1142 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			