

# Plaza of Harlingen

310 N. Ed Carey  
Harlingen, Texas 78552



SIZE	45,296 SQUARE FEET AVAILABLE			
	OFFICES DIVISIBLE TO MEET CLIENTS NEEDS.		PARKING:	200
SITE SIZE	3.56 ACRES AVAILABLE		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED ALONG THE EXPRESSWAY AT ED CAREY.			
PRIOR USE:	OFFICE SPACE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE 2" / 45 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	RENOVATED IN 2008	SPRINKLER:	N/A
	ENTRANCES:	GLASS DOORS	FLOORS:	REINFORCED CONCRETE COVERED WITH TILE AND CARPET
	CEILING HEIGHT:	11'	DOCK DOORS:	0
	HEAT / AC:	IN OFFICES	WALLS:	BRICK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 83: ON FRONTAGE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	LOCATED IN ONE OF THE BUSIEST INTERSECTIONS IN HARLINGEN.			
TERMS:	SALE:	N/A	LEASE:	\$18.00 SF YEAR 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: DAVIS EQUITY 956-969-8648  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			