

AVAILABLE SPACE

4909 E. Grimes Road
Harlingen, Texas 78550



SIZE	22,500 SQUARE FEET AVAILABLE			
	DIVISIBLE TO 1,125 SF OFFICE SPACE 2,500 SF		PARKING:	50 SPACES
SITE SIZE	20 ACRES		ZONING:	COMMERCIAL
LOCATION:	LOCATED ADJACENT TO THE HARLINGEN INDUSTRIAL PARK.			
PRIOR USE:	OFFICE SPACE.		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 15"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	BROAD BAND		
CONSTRUCTION:			SPRINKLER:	YES
	ENTRANCES:	SINGLE GLASS DOORS.	FLOORS:	CONCRETE
	CEILING HEIGHT:	11"	DOCK DOORS:	
	HEAT / AC:	YES	WALLS:	CONCRETE BLOCK
			LIGHTING:	
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 1 MILE		
SPECIAL FEATURES:	LOCATED NEAR VALLEY INTERNATIONAL AIRPORT AND HAS AMPLE STORAGE IN THE BACK.			
TERMS:	SALE:	N/A	LEASE:	\$1.25/SF/MONTH
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: OWEN FLINN / 956-245-9616 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			