

AVAILABLE BUILDING

702 Dixieland Road
Harlingen, Texas 78550



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|-------------------|--|--|--------------|--------------------------------|
| SIZE | 32,900 SQUARE FEET | | | |
| | CAN BE DIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES | | PARKING: | 300 PARKING SPACES |
| SITE SIZE | 6.61 ACRES | | ZONING: | GENERAL RETAIL |
| PRIOR USE: | FORMER USE - ARTS & CRAFTS STORE | | CITY LIMITS: | YES |
| UTILITIES: | WATER: | HARLINGEN WATER WORKS 8" / 53 PSI | SEWER: | HARLINGEN WATER WORKS 8" |
| | GAS: | TEXAS GAS SERVICE | ELECTRIC: | AEP - 600 AMP MAIN SERVICE |
| | TELECOM: | AT&T / COAX AVAILABLE | | |
| CONSTRUCTION: | YEAR BUILT: | BUILT IN 1985 GOOD CONDITION | SPRINKLER: | YES |
| | ENTRANCES: | GLASS DOUBLE DOORS IN FRONT | FLOORS: | CONCRETE |
| | CEILING HEIGHT: | 24' | DOCK DOORS: | |
| | HEAT / AC: | YES | WALLS: | EXTERIOR - CONCRETE BLOCK |
| | COLUMN SPACING: | 38 X 30 | LIGHTING: | FLUORESCENT |
| TRANSPORTATION: | HIGHWAYS: | < 1 MILE FROM US 77/83 | | |
| | AIRPORT: | VALLEY INTERNATIONAL AIRPORT - 6.5 MILES | | |
| SPECIAL FEATURES: | HIGHLY VISIBLE AND ACCESSIBLE LOCATION. EASY ACCESS TO US 77/83 | | | |
| TERMS: | SALE: | N/A | LEASE: | \$7/SF ANNUALLY NNN (32,000SF) |
| 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: JOHNNY CISNEROS 956.534.3670 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p> | | | |