

AVAILABLE OFFICE SPACE

1122 Morgan Blvd.
Harlingen, Texas 78550



SIZE	14,385 SQUARE FEET			
	OFFICES:		PARKING:	56
SITE SIZE	36,000 SF		ZONING:	GENERAL RETAIL
LOCATION:	LOCATED ON MORGAN BLVD. ADJACENT TO GRIMES STREET.			
PRIOR USE:	COUNTY HEALTH OFFICES		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE 2" STEEL / 45 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:			SPRINKLER:	N/A
	ENTRANCES:	GLASS DOUBLE DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	11'	DOCK DOORS:	N/A
	HEAT / AC:	IN OFFICES	WALLS:	PRE CAST CONCRETE
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 (FUTURE I-69): 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:	THERE IS A MEZZANINE WITH A CONFERENCE ROOM AND A BREAK ROOM.			
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 OWNERS: ERIC ZIEHE 956.425.9400 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			