

AVAILABLE BUILDING

5617 Expressway 77/83
Harlingen, Texas 78550



SIZE	43,800 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 40,000 OFFICES: 3,800		PARKING:	50
SITE SIZE	4 ACRES		ZONING:	LIGHT INDUSTRIAL
LOCATION:	4 DOCK WAREHOUSE AND DISTRIBUTION FACILITY ON EXPRESSWAY 77/83.			
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	CITY OF SAN BENTIO
	GAS:	TEXAS GAS SERVICE – 2" / 45 PSI 500 FT. AWAY	ELECTRIC:	AEP 480 VOLTS
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:		SPRINKLER:	NO
	ENTRANCES:	SINGLE DOOR	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	33'	DOCK DOORS:	4
	HEAT / AC:	NO	WALLS:	METAL
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: ON SITE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	WAREHOUSE DUCTED FOR CENTRAL AIR AND HEAT.			
TERMS:	SALE:	\$1,250,000	LEASE:	\$.22/SF/MONTH/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: BOB HERRGARD 956.778.4906 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			