

AVAILABLE BUILDING

1314 Industrial Way
Harlingen, Texas 78550



SIZE	35,000 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 32,000 OFFICES: 3,000		PARKING:	20 CARS 3 TRAILERS
SITE SIZE	3 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED ADJACENT TO VALLEY INTERNATIONAL AIRPORT.			
PRIOR USE:	MANUFACTURING		CITY LIMITS:	NO
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE 2"/44PSI	ELECTRIC:	AEP – 7200KVA 1,000 AMPS
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1999 GOOD CONDITION	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	6": REINFORCED CONCRETE
	CEILING HEIGHT:	18'	DOCK DOORS:	YES
	HEAT / AC:	IN OFFICES.	WALLS:	METAL
			LIGHTING:	HALIDE
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 1 MILE		
SPECIAL FEATURES:	3 ACRES ARE AVAILABLE ON THE NORTH SIDE OF THE BUILDING FOR EXPANSION.			
TERMS:	SALE:	NEGOTIABLE	LEASE:	\$0.34 SF/MONTH, GROSS – 3 YEAR
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: HECTOR ROMEU 956.585.0019 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			