

# AVAILABLE BUILDING

3201 S. Expressway 83  
Harlingen, Texas 78552



SIZE	14,142 SQUARE FEET				
	OFFICES: 14,142		PARKING:		
SITE SIZE	4.09 ACRES		ZONING:	GENERAL RETAIL	
LOCATION:	EXCELLENT SITE LOCATED ALONG THE EXPRESSWAY.				
PRIOR USE:	ADULT DAY CARE		CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI		SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	N/A		ELECTRIC:	AEP
	TELECOM:	AT&T			
CONSTRUCTION:	YEAR BUILT:	1988		SPRINKLER:	
	ENTRANCES:	2 SINGLE DOORS		FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	11'		DOCK DOORS:	0
	HEAT / AC:	IN OFFICES		WALLS:	WOOD
				LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 83: ON FRONTAGE			
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 7 MILES			
SPECIAL FEATURES:	PRESENT CARE SERVICE PROVIDE AVAILABLE WITH CONTRACTUAL AGREEMENT.				
TERMS:	SALE:	\$1,500,000	LEASE:	N/A	
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: <a href="mailto:RALEMAN@HARLINGENEDC.COM">RALEMAN@HARLINGENEDC.COM</a>  WEBSITE: WWW.HARLINGENEDC.COM  BROKER: JOYCE BENSON 956-453-4757  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>				