

Property for Lease:

2800 Airport Drive

Harlingen, Texas 78550

(LAT 26°13'0.39"N , LON 97°39'43.68"W)



Property Highlights

- Located in US Central Time Zone
- Aircraft ramp available with direct access to runways
- Drive through Hangar Capabilities
- Access to Interstate Highways and Gulf Intracoastal Waterway
- Room for Expansion
- Fast growing region with strong young labor force

Property for Lease:



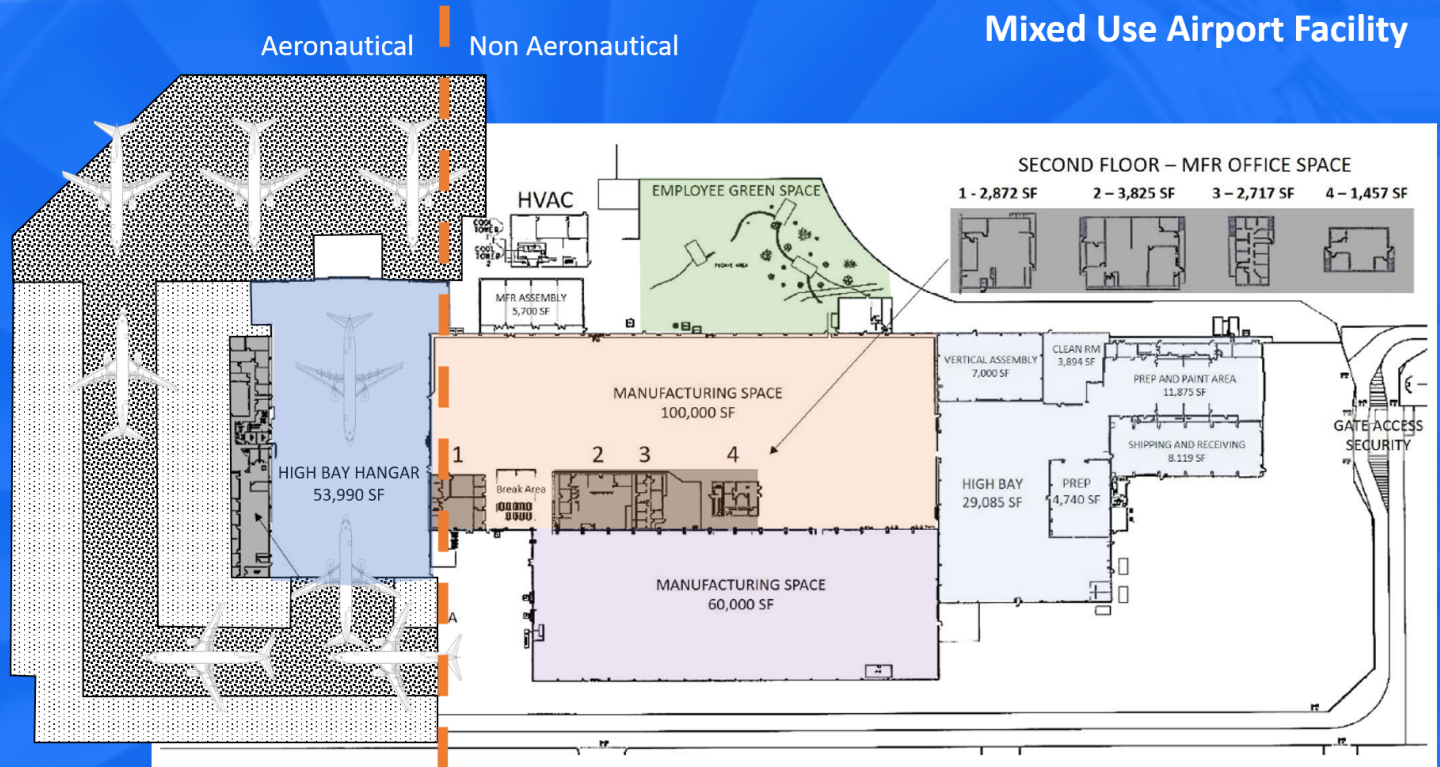
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Mixed Use Airport Facility



Perfect for both aeronautical and non-aeronautical manufacturing and completion work. Fully air-conditioned facility with strategically located overhead cranes for lifting.

About the Rio Grande Valley

The region is located in the southern tip of Texas which enjoys a sub-tropical climate with quick access to all points in the US and Latin America. The booming, diverse region is one of the most economically vibrant in the US. HRL has a population of over one million residents within a one-hour drive radius providing people with quick access to employment bases, nature activities, and all the amenities offered in a large city. Explore what the Rio Grande Valley has to offer:

- *Lower cost of living.*
- *Year-round warm weather.*
- *Small-town feel with big city conveniences.*
- *Growing job market and diverse employment base.*
- *Excellent geographic location.*
- *Lower housing costs.*
- *Quick access to four-year university and technical colleges.*
- *Access to labor.*



Valley International Airport (HRL):

HRL is the largest airport in the Rio Grande Valley. Nearly 1 million passengers and visitors walk through HRL's terminal annually.

Airline Service:

Southwest

Delta

United

American

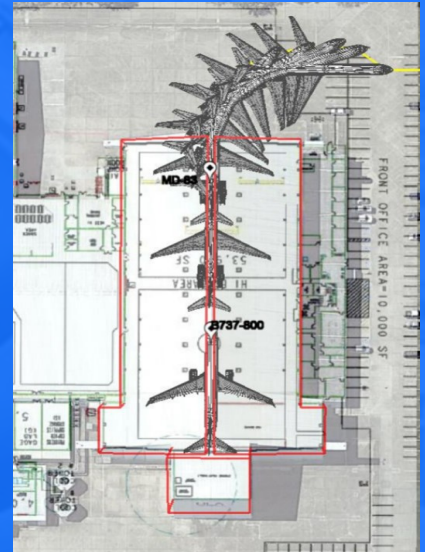
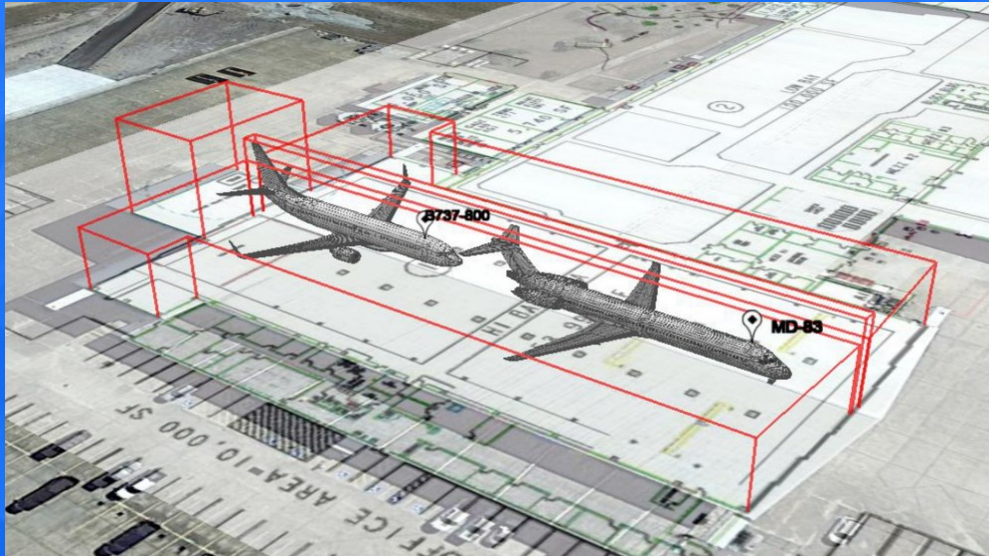
Sun Country

Airfield:

- Three Commercial Runways
- Modern approaches including Special CAT II
- Longest Runway 9,400'
- U.S. Customs

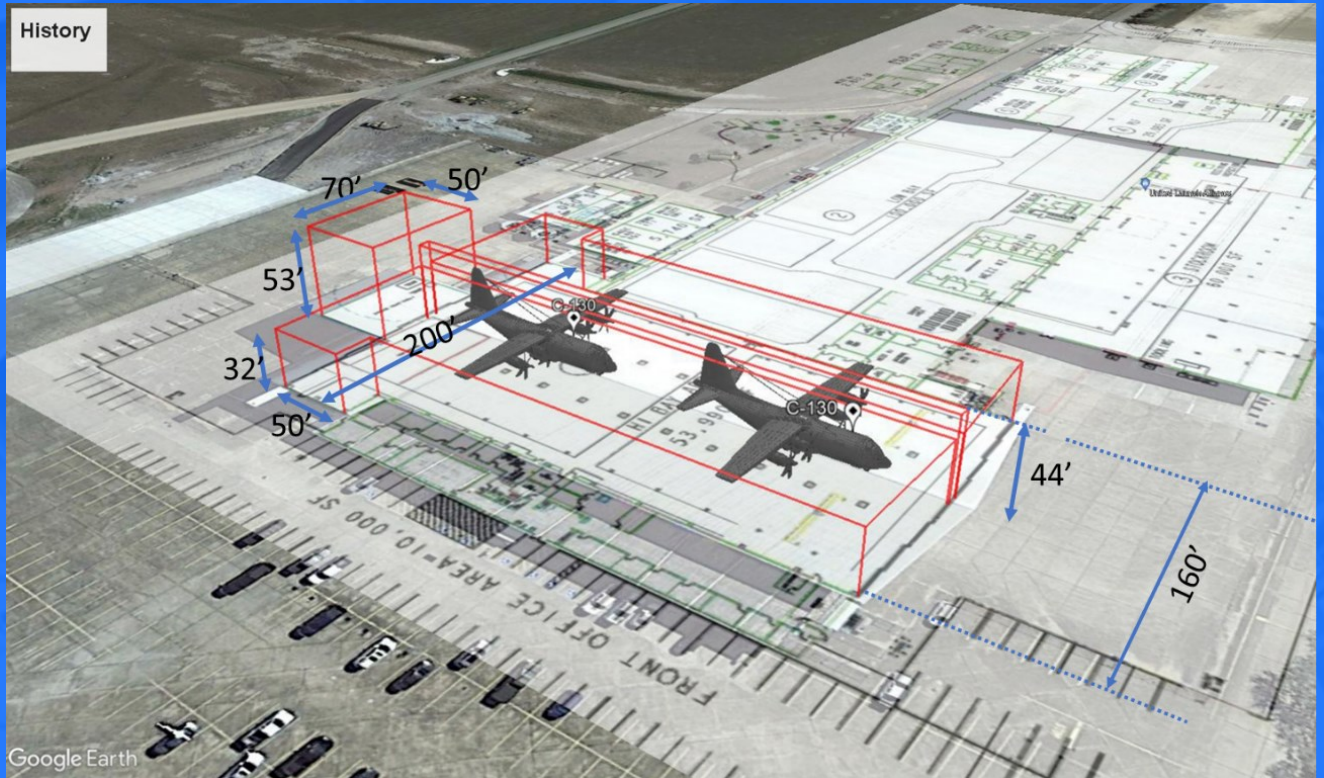
Hangar Specification:

54,000 SF with 10,000 SF of Office Area



Drive Through

Measurements



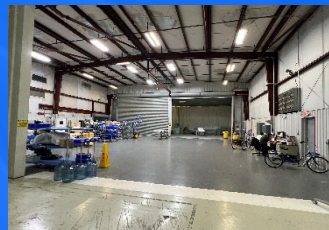
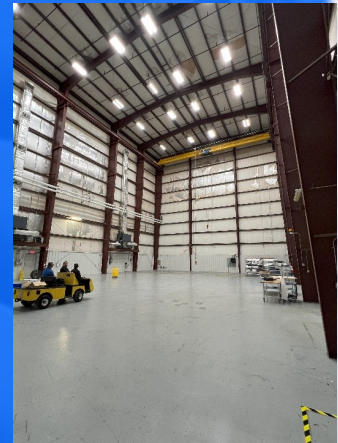
Property Facts

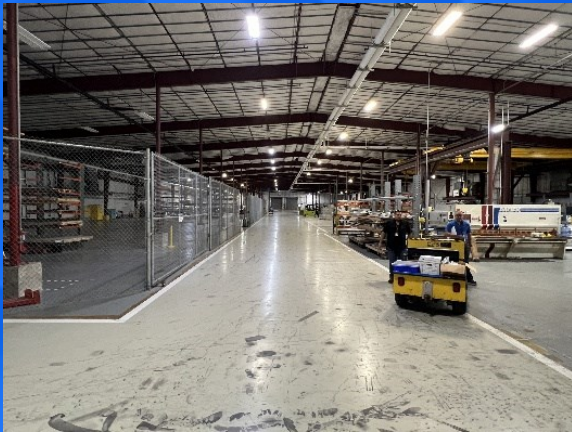
Lease Type:	Triple Net
Property Type:	Industrial
Property Sub Type:	Manufacturing
Building Occupancy Class:	F1
Lot Size:	24 acres
Rentable Building Area:	320,000 SF
No. Stories:	1
Previous Tenants:	General Dynamics, Lockheed Mar-
Building Area:	See Figure 2
Hangar Dimensions:	See Figure 1



Amenities

- Fully Air-Conditioned Facility
- Large Clean Room
- Paint Facilities
- Overhead Cranes throughout
- Full Intercom System
- IT Network Wiring
- 54,000 SF Drive Through Hangar
- House Receiving and Shipping
- Separate High Bay Assembly Area
- Large Ventilation Booth
- Compressed Air System
- Two Large Paint Booths
- Indoor Employee Break Area
- Manufacturing Floor Office Area
- Separate Admin Office Area (10,000 SF)
- Water Fire Suppression
- Central Vacuum System
- Outdoor Employee Break Area
- Machine Shop Area
- Adjacent 5 acre ramp.





For Additional Information Contact:

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