



VALLEY **AEROSPACE** CENTER

2800 Airport Drive Harlingen, TX

**FOR LEASE**

Mixed Use Airport Facility





# A RARE OFFERING

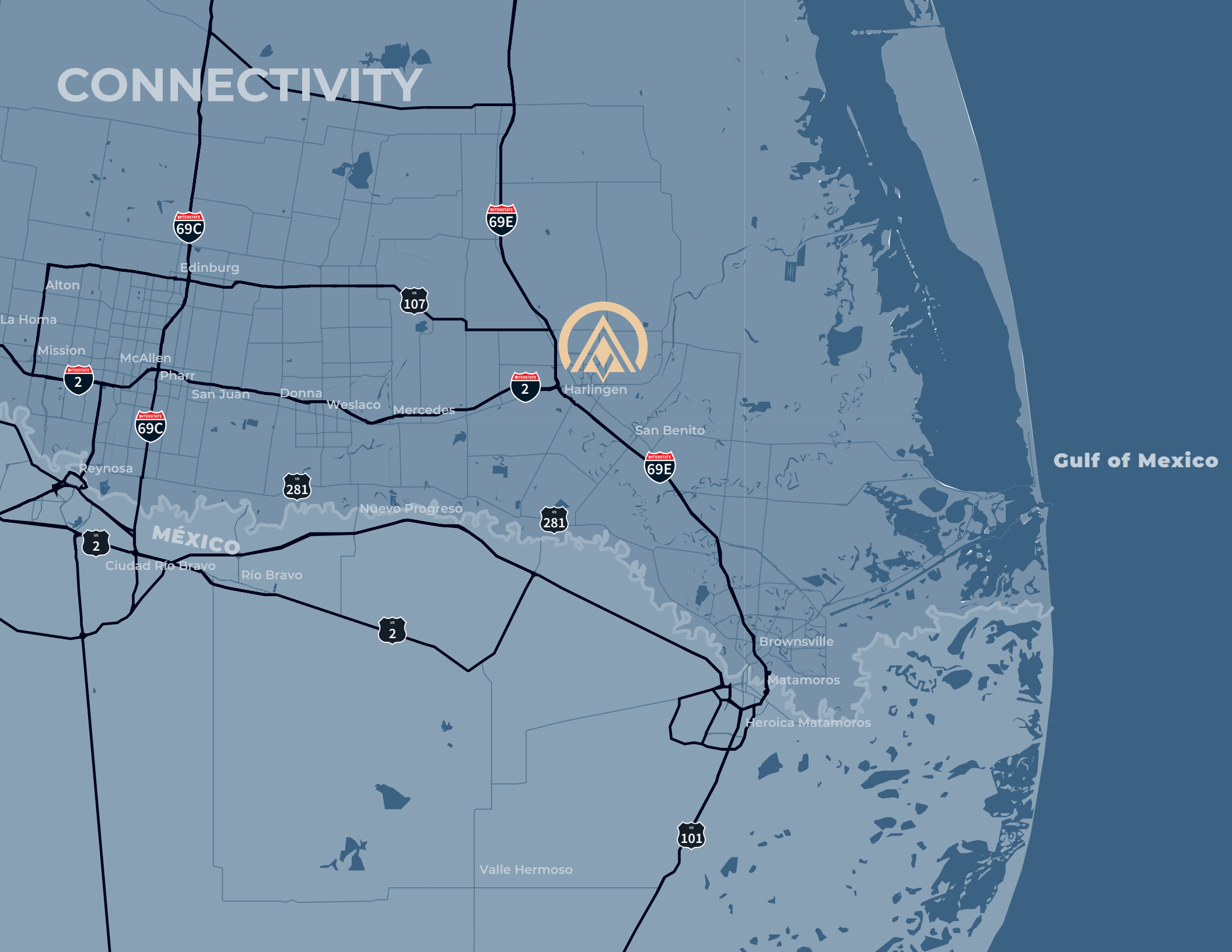
Perfect for aerospace manufacturing, maintenance and completion work, Valley Aerospace Center touts both hangar and manufacturing space.



- Room for Expansion
- Adjacent Aircraft Ramp
- Drive through Hangar
- Fully Conditioned Facility
- Large Clean Room
- Paint Facilities
- Overhead Cranes throughout
- Full Intercom System
- IT Network Wiring Incorporate
- 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
- Other Manufacturing Support Areas

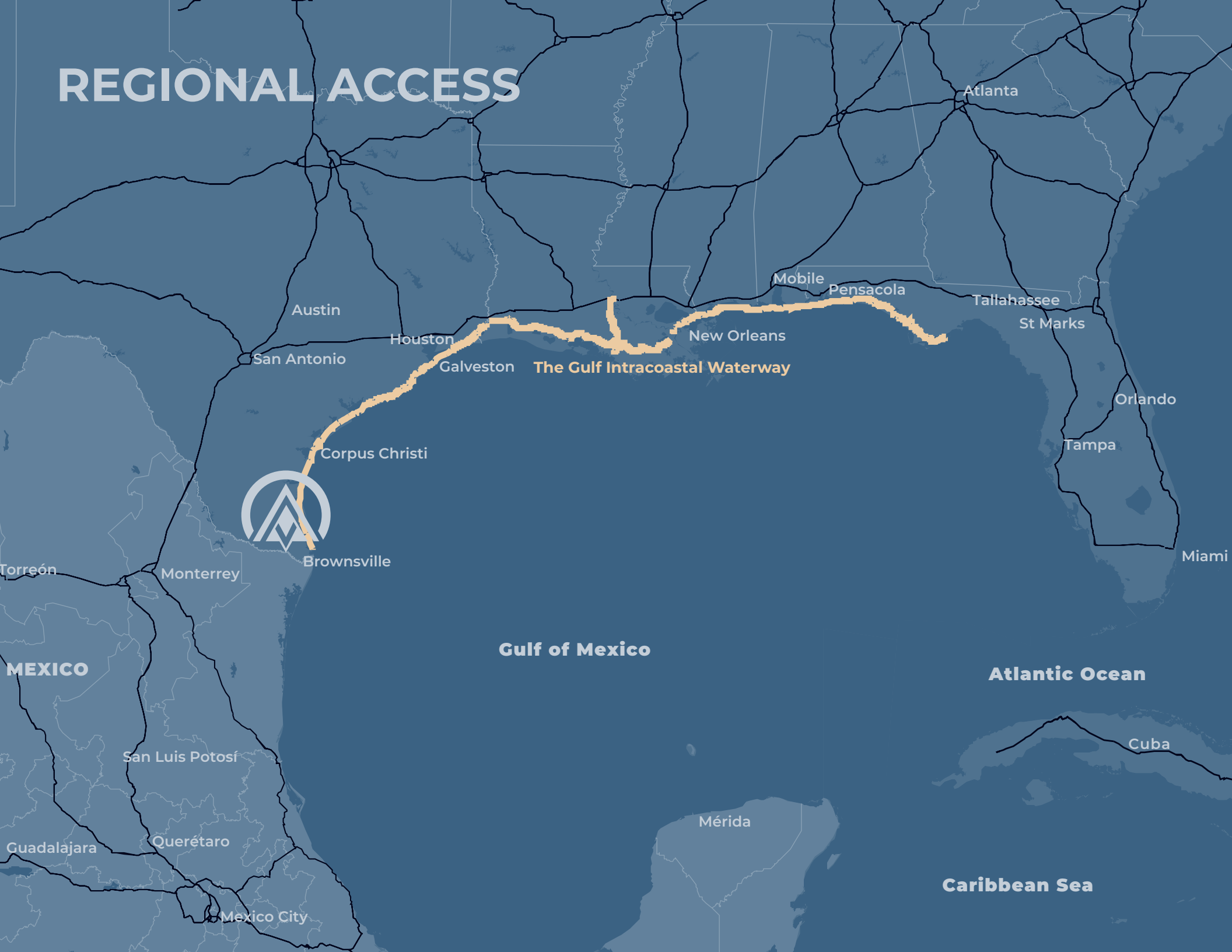


# CONNECTIVITY



Gulf of Mexico

# REGIONAL ACCESS





# PROPERTY DETAILS

**LEASE TYPE:**

Triple Net

**PROPERTY TYPE:**

Industrial

**PROPERTY SUB TYPE:**

Manufacturing

**BUILDING OCCUPANCY CLASS:**

F1

**LOT SIZE:**

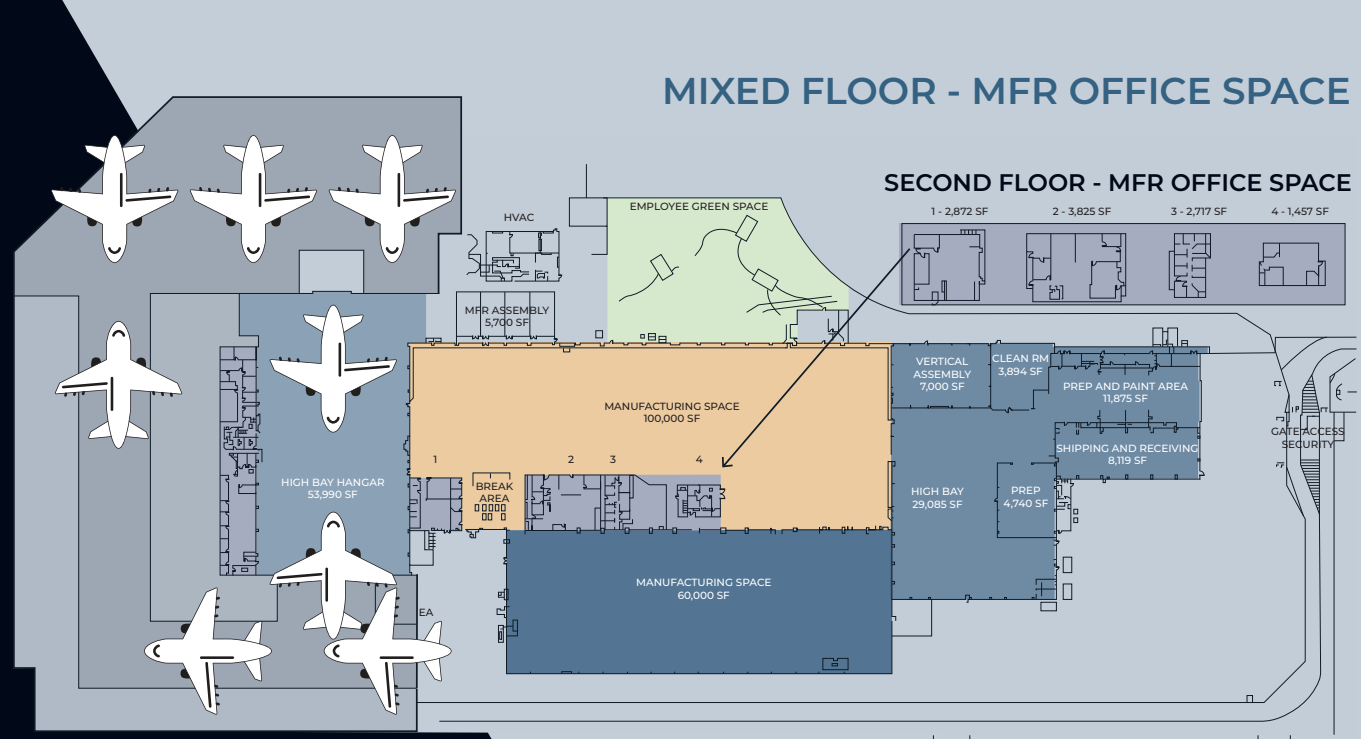
24 acres

**RENTABLE BUILDING AREA:**

320,000 SF

**NO. STORIES:**

1 (with mezzanine offices)



**MIXED FLOOR - MFR OFFICE SPACE**

**SECOND FLOOR - MFR OFFICE SPACE**

# TEXAS AEROSPACE AND AVIATION COMPANIES



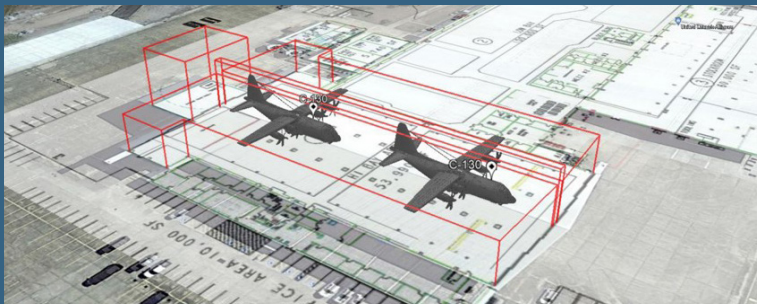
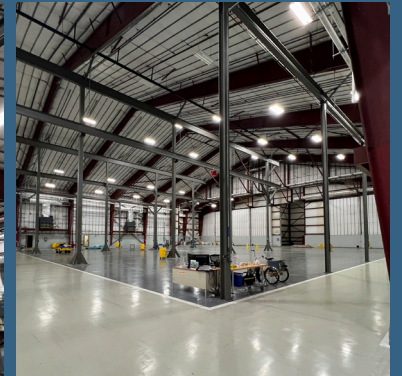
MEXICO

Gulf of Mexico



# ABOUT THE SITE

Valley Aerospace Center is located within Valley International Airport (HRL). Located in Harlingen, Texas, Valley International Airport is the largest airport in the Rio Grande Valley and boasts the longest runway in the Rio Grande Valley (8,300 ft) as well as nearly 700,000 passengers and visitors walking through the terminal annually. Nonstop flights are offered by Southwest Airlines, United Express, American Airlines, Delta Air Lines, and Sun Country Airlines.







VALLEY **AEROSPACE** CENTER

## CONTACT

**DAVID LOTTERER**

+1 513 205 6816

david.lotterer@jll.com

**BRIAN KATES**

+1 210 308 9888

brian.kates@jll.com



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