



The existing infrastructure alone is valued at \$32 million dollars!!



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Flexible Premium Warehouse Space near San Juan 15,000 SF, 20,000 SF, and 29,850 SF spaces now available Industrial-grade with heavy power: 37,000V 2,000 AMP on-site substation Just 40 mins from Metro San Juan, 25 mins to Dorado



Warehouse-Manufacture Space 15,000 Sf. Ft. For Rent

Location: The Cruce Davila Business Park (CDBP) located on PR Road #2 at Km 56.4. Barceloneta Puerto Rico **Description:** Industrial Bldg. & land in-side a former Pfizer Pharma facility. Land: 56 Acres **Approx.**
Zoning: Industrial Zoning 1-1 **Parking:** 1,000 Vehicle Parking
Property Features:

- A) 2 wells. 1 with 550 GPM pumping capacity 1900 feet deep into the aquifer and a 2nd shallow well 500 feet deep with a pumping capacity of 450 GPM.
- B) An existing DRNA water franchise already approved and just renewed in 2016.
- C) 1,000,000 gallons of fire protection storage with 2 high speed diesel pumps and underground supply throughout the site.
- D) 1.5 million gallons storm water retention pond with an existing permit for discharge underground with UIC permit in place.
- E) 37,000 V sub-station with distribution thru the site which allows tenants to buy electricity at the lowest rates offered by Luma.
- F) Multi acre building sites with land for sale/lease or build to suit (for AAA credit)

Electricity: Transmitted to the site via a 38,000 volt line Two transformers with a design capacity of 7,500 KVA each Only one unit is required to operate, the other serves as a backup From this substation electrical power is distributed at 4160V or 480V to some areas
 Price for Rent: \$7.00P/Sq. Ft Triple Net

