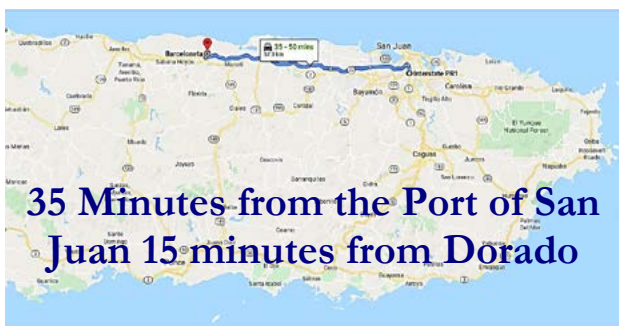




The existing infrastructure alone is valued at \$32 million dollars!!



35 Minutes from the Port of San Juan
15 minutes from Dorado

Discover the perfect blend of functionality and convenience in this stunning campus-style industrial park, just 40 minutes from the heart of Metro San Juan and 15 minutes to the town of Dorado. With 28,950 SF of industrial-grade space with 4 Loading Docks now available, this is your chance to secure a prime location that will elevate your business to new heights.

Binswanger Puerto Rico LLC
Caguas Puerto Rico 00725
Tel 787.525-4435
E-mail: edhernandez27@ccim.net
120 Offices Worldwide
Website: binswanger.com

Industrial Warehouse-Manufacture 28,950 Sq. 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: \$9.50P/Sq. Ft Triple Net

