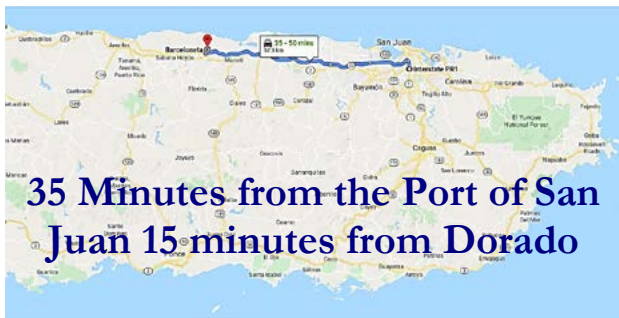




The existing infrastructure alone is valued
at \$32 million dollars!!



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 19,250 SF of industrial-grade space 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

Warehouse-Manufacture Space 19,250 SF 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 inside 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: \$7.50P/Sq. Ft. Triple Net

