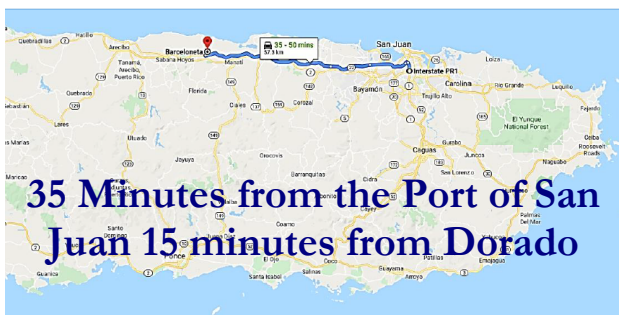




The existing infrastructure alone is valued at \$32 million dollars!!

# Warehouse-Manufacture Space 19,250 SF For Rent

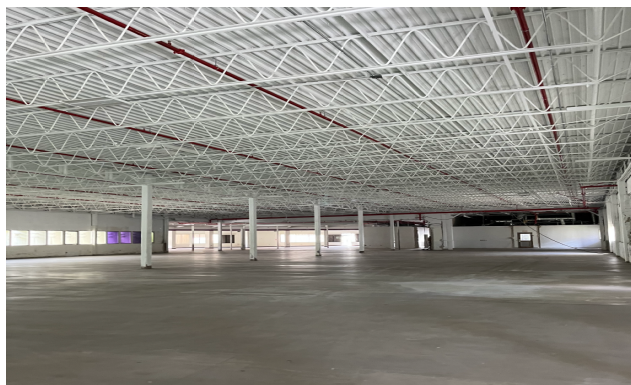


35 Minutes from the Port of San Juan  
15 minutes from Dorado

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

### Space Available:

Big Bldg. remaining area: 19,250 Sq. Ft. about 16' Clear. About 1,000 Sq. Ft. of office heavy power available.



**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

