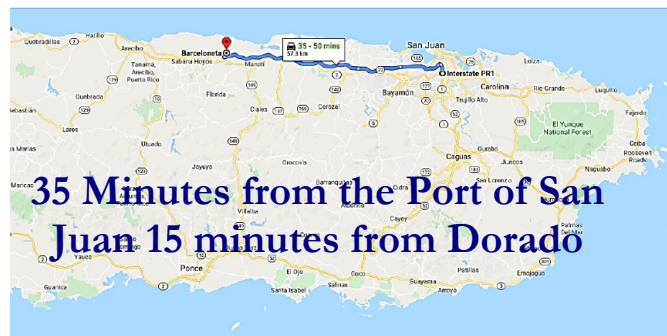




The existing infrastructure alone is valued at \$1 million dollars!!

State-of-the-art GMP facility designed for the exacting standards of the cannabis industry and beyond. This impressive space showcases the significant \$1 million+ investment made by a prominent national cannabis company to create an unparalleled environment for clean, compliant production. Its versatile design makes it ideal for a wide range of industries seeking a superior GMP-compliant facility. With a flexible footprint ranging from 16,000 to 32,000 square feet, facility with two advanced clean-rooms built to maintain superior environmental control and product integrity. Fully sealed acoustic ceilings in production areas to ensure optimal conditions Cutting-edge camera system for monitoring and security. Robust cooling systems to maintain consistent temperature regulation Epoxy flooring throughout for enhanced cleanliness and ease of maintenance Comprehensive air conditioning and structural support infrastructure designed for clean production.

The facility's versatile design and GMP pedigree make it an ideal choice for a wide array of industries, including cannabis, pharmaceuticals, dietary supplements, vitamins, food production and packaging, and distribution. Its clean room environments and advanced infrastructure provide the perfect foundation for laboratory use, research and development, and any process that demands the highest standards of cleanliness and control. This unique opportunity allows you to capitalize on the extensive investments made by the previous occupant, providing a turnkey solution for your production needs.



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

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Caguas Puerto Rico 00725

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120 Offices Worldwide

Website: binswanger.com

Industrial Warehouse-Manufacture 16,000 or 32,000 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

