



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

FOR LEASE



# ISABELA INDUSTRIAL WAREHOUSE - FOR LEASE

**SOUTH & INTERIOR OF KM. 115, SR-2 ISABELA, PR 00662**

For More Information

**RYAN CHRISTIANSEN, CCIM**

787.778.7000

[ryan@christiansencommercial.com](mailto:ryan@christiansencommercial.com)

[CHRISTIANSENCOMMERCIAL.COM](http://CHRISTIANSENCOMMERCIAL.COM)

## Property Summary



### PROPERTY DESCRIPTION

Building Areas:

- Main Building: Approx. 63,000 SF
- Annex Buildings: Approx. 8,424 SF
- Can be subdivided

### PROPERTY HIGHLIGHTS

- 25' clear ceiling height
- Large spans without columns - approx. 125' width x 475' length (open space)
- Unmarked paved areas providing convenient area for truck maneuvering and ample parking
- Steps from State Road PR-2 and and approx. 1-mile from the Municipality of Aguadilla
- Property Tax ID: 025-000-001-49-000
- Building-to-Land-Ratio: 34%
- Year last renovated: 2020
- Flood Zone: Zone X. not prone to flood

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,413 - 63,000 SF
Lot Size:	4.86 Acres
Building Size:	71,424 SF

For More Information

**RYAN CHRISTIANSEN, CCIM**

787.778.7000

ryan@christiansencommercial.com

CHRISTIANSENCOMMERCIAL.COM

## Additional Photos

---



For More Information

**RYAN CHRISTIANSEN, CCIM**

787.778.7000

ryan@christiansencommercial.com

CHRISTIANSENCOMMERCIAL.COM

## Additional Photos

---



For More Information

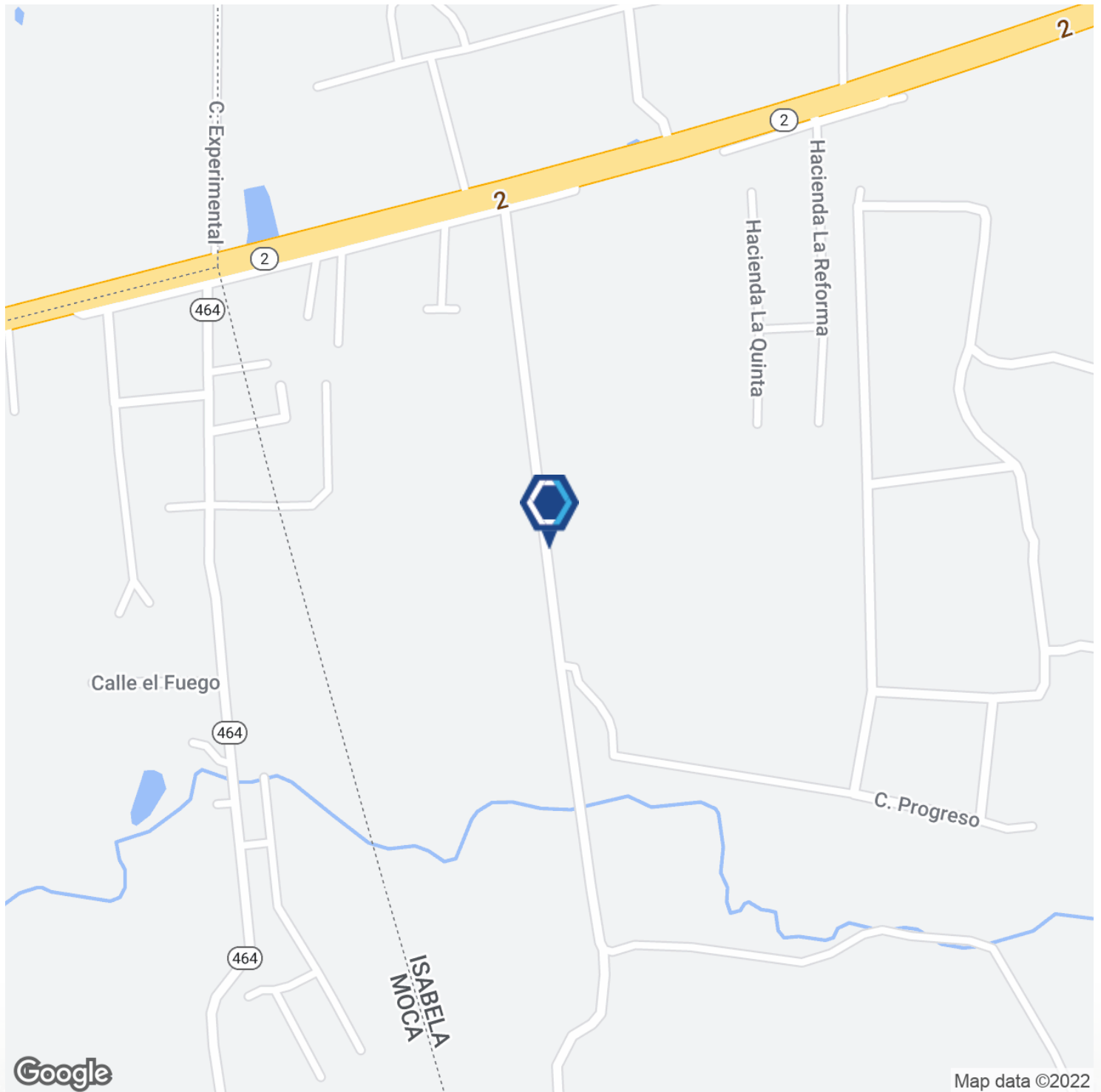
**RYAN CHRISTIANSEN, CCIM**

787.778.7000

[ryan@christiansencommercial.com](mailto:ryan@christiansencommercial.com)

[CHRISTIANSENCOMMERCIAL.COM](http://CHRISTIANSENCOMMERCIAL.COM)

## Location Map



For More Information

**RYAN CHRISTIANSEN, CCIM**

787.778.7000

ryan@christiansencommercial.com

CHRISTIANSENCOMMERCIAL.COM