 **JLL** SEE A BRIGHTER WAY

For sale

28,000 SF~ warehouse on 2~ acres
+ adjacent lot of 4.6~ acres*

*Can be sold separately or together.

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About the property

Discover this warehouse and land for development opportunity in the municipality of Toa Baja, Puerto Rico. Strategically located along PR-2 Km 21 in the industrial/commercial Candelaria neighborhood, the property enjoys prime visibility and accessibility. It is located within 1.2 mile from the entrance and exit of the PR-22 Expressway and within 1 mile for Walmart's Supercenter. With its proximity to major highways, transportation hubs, and commercial centers, it offers convenience for a wide range of businesses.

The property includes a 28,000 square foot~ warehouse sitting on a 2-acre land~ parcel. We also offer the adjacent land parcel of 4.6 acres~, doubling the potential for development and growth.

The warehouse provides ample room for storage, manufacturing, or other industrial activities, while the vast land provides excellent expansion opportunities. The warehouse includes a second floor apartment and a separate 2,500 SF ~ office building.

PROPERTY SUMMARY	
ADDRESS	PR-2 Km 21 Bo. Candelaria Toa Baja, PR
LOCATION	18.41104932764282, -66.2385386226527
PROPERTY TYPE	Industrial and Land
BUILDING SIZE	28,000 SF~
LOT SIZE	Parcel 1: 8,325.6 SM (2 Acres~) Parcel 2: 18,479.2 SM (4.5 Acres~) = Total 6.5 Acres~
PARCEL NUMBERS	060-072-649-19 and 060-072-649-21
ZONING	I-P
FLOOD ZONE	X

Aerial



Photos

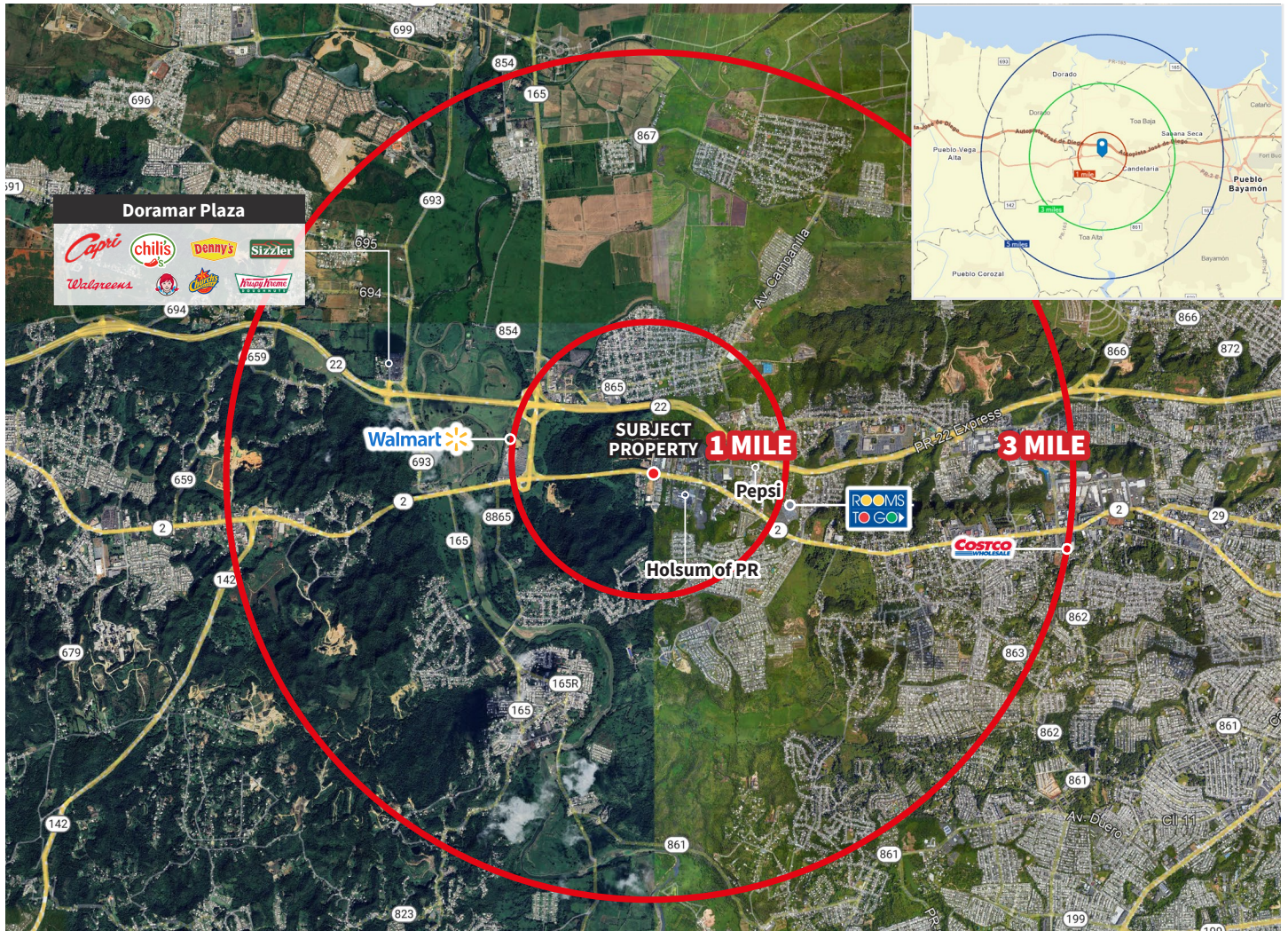


Location highlights

Strategically positioned along highway PR-2 in Toa Baja, a thriving hub of light industrial properties. Within a 3-mile radius: Doramar Plaza, Walmart, Costco, residential areas, commercial establishment, among others.

Demographics	1-mile	3-mile	5-mile
Population	9,030	67,170	246,446
Households	3,073	22,609	84,994
Median HH Income	\$26,295	\$25,612	\$28,294

Source: Esri, 2021



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