



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Guayama, Puerto Rico

INDUSTRIAL PROPERTY
FOR SALE



DESCRIPTION:

Former manufacturing and warehouse facility with a clear ceiling height of forty feet (40') throughout the warehouse & manufacturing areas, fully sprinklered, connected to a 38 kva electricity load including an independent substation with two (2) transformers of 2,000 volts each converting to a 480 volt power main supplying the property, located off State Roads PR-3 in the Guayama Municipality.

LOCATION:

State Road PR-3, Km. 140.8, Guayama, Puerto Rico.

SITE AREA:

Approx. 27 acres equivalent to 109,265.49 square meters

PARKING AREA:

- Employees: 95 parking stalls
- Visitors: 35 parking stalls

SITE COORDINATES

- Latitude: 17°57'40.68"N
- Longitude: 66°8'4.60"W

ZONING:

Industrial (IL-1)

FEATURES

- 40' clear ceiling height
- Fully sprinklered (100%)
- 5-Loading stations & 3-Loading access doors
- 38 kva electricity load w/ substation & 2-2,000 volt transformers converting to 480 volt main
- 2-A/C units supporting offices, support & laboratory areas
- 500,000 gallon fire water reserve tank & pump system

GROSS BUILDING AREA

Approximately 238,000 square feet:

- *Warehouse & Manufacturing:* Approx. 226,000 square feet w/ 40' clear ceiling height
- *Office:* Approx. 12,000 square feet

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

