



# 4.6 acres with industrial building on PR-2

Bo. Candelaria, PR-2 Km 17  
Toa Baja PR

Exclusively listed by JLL

## Overview

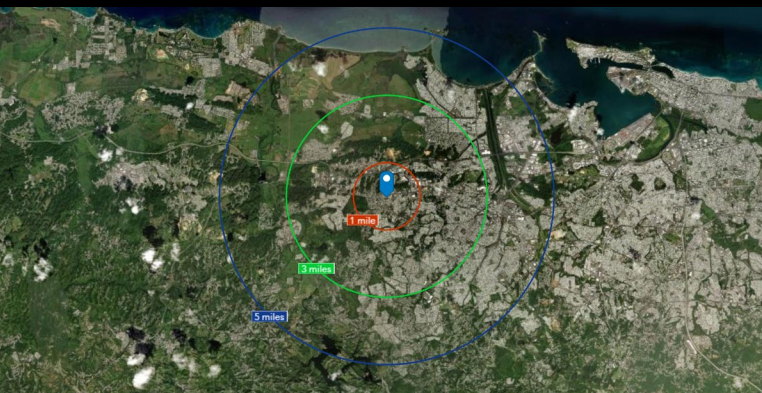
<b>SIZE</b>	18,615 SM~
<b>LOCATION</b>	<a href="#">18.403551, -66.206747</a>
<b>PRODUCT TYPE</b>	Land
<b>ZONING</b>	I-L
<b>PARCEL #</b>	084-007-010-20 084-007-010-76 084-007-010-75

## Highlights

- Approx. 4.6 acres (or 4.74 cuerdas) of industrial land located at PR-2, Candelaria.
- L-shaped lot next to Caribbean Tile and Southern Self Storage.
- Lot with two entrances; one at the Marginal of PR-2 and another at Guayaba St.
- Preference for a purchase of the entire lot, but a partial purchase (division) is negotiable.
- The existing industrial structures can be maintained or removed. The main metal building of 10,400~ SF can be remodeled for other use. The existing residential structure will be demolished and cleaned up by the owner.



**FOR SALE**



**Tom Provost**  
Transaction Advisor

Lic. # C-22607  
Puerto Rico  
+1 787 221 6660  
+1 787 777 5800  
[tom.provost@jll.com](mailto:tom.provost@jll.com)

**Andy Carlson**  
Market Lead | JLL PR

Lic. # C-17494  
Puerto Rico  
+1 727 403 2503  
+1 787 777 5800  
[andy.carlson@jll.com](mailto:andy.carlson@jll.com)

JLL Puerto Rico Realty & Co., S. En C. | License Number: E-297 | +1 787 777 5800 | 27 González Giusti Street Suite 101, Guaynabo PR 00968 | [www.us.jll.com/puerto-rico](http://www.us.jll.com/puerto-rico)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.



# Commercial Lot in Toa Baja

Bo. Candelaria, PR-2 Km 17 Toa Baja PR

## Location highlights

- High traffic (32,623) and high population density (126,891: 3-mile) location.
- Prominently located on PR-2 in Toa Baja with great visibility and access. Within a 1.5 mile radius of Costco, Bayamón Oeste Shopping Center, Rooms to Go Outlet, Corujo Industrial Park, many car dealers, among others.

## Demographics

	1-mile	3-mile	5-mile
Population	12,805	126,891	273,848
Households	4,464	44,643	97,285
Purchasing Power*	\$17,748	\$18,148	\$17,831

\*Per capita

Source: Esri, 2020

