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For lease

San Juan Industrial Park
3,141 SF & 34,118 SF

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About San Juan Industrial Park

San Juan Industrial Park is a premier industrial property located in the municipality of San Juan, Puerto Rico. Situated on PR-1 with easy access via two curb cuts, this property spans a total land area of 48.93 acres. Anchored by two buildings and a ground lease with Wendy's, the park offers a total of 520,849 square feet of space.

The park ensures optimal comfort with efficient HVAC systems, including packaged rooftop units, split systems, air handlers, smart diffusers, and exhaust fans. For efficient operations, the park features a 130' truck court with 97 trailer parking/storage spaces capable of accommodating up to 45' containers.

Safety is a priority at San Juan Industrial Park, as evidenced by the wet-type fire sprinkler system, emergency booster pump, fire alarm control panels, and backup diesel generators for emergency power. Water supply for the fire protection system is sourced from a 300,000-gallon aboveground storage tank.

Ample exterior lighting illuminates the park, courtesy of building-mounted and pole-mounted high-intensity discharge (HID) fixtures and entrance walkway lighting. Furthermore, San Juan Industrial



PR-1 Km. 25.1, Quebrada Arenas Ward San Juan, PR



Location: [18.309171, -66.073188](#)



3,141 SF and 34,118 SF available of office area



658 parking spaces

Park offers full redundant power with backup generators across all systems.

The location offers excellent connectivity options for various modes of transportation. Situated just 35 minutes away from San Juan Int. Airport and 20 minutes from the sea port, it offers seamless accessibility for air and maritime travel.

Additionally, the property provides easy access to major roadways, particularly PR-1, facilitating convenient north-south travel. Moreover, the distance to connect to PR-52 in both Caguas and San Juan to the north ensures efficient access to key destinations within the region.



Amenities

San Juan Industrial Park, located in the municipality of San Juan, Puerto Rico, offers a variety of amenities for businesses. These include ample parking, a 130' truck court with 97 dedicated trailer parking and storage spaces capable of accommodating containers up to 45' in length. The park features a wet-type fire sprinkler system, emergency booster pumps, fire alarm control panels, and backup diesel generators for uninterrupted power during emergencies. The property offers reliable service providers, ensuring convenient access to electricity, water, sewer services, and communication capabilities. The park also provides full redundant power through multiple generators for uninterrupted operations.



Backup Generators



658 parking spaces



Communications (Claro / Liberty)



HVAC Systems



Exterior Lighting



Truck Courts (varies)



Fire protection



Clear height 35'



Public transportation



24/7 Security



Water Cistern



Fully Fenced

Vacant Spaces

San Juan Industrial Park

Prime office space available for lease, offering a generous 34,118 SF of space across two office floors, with each floor consisting of 17,059 square feet. Also available space of 3,141 SF. The property boasts ample parking for 180 vehicles, ensuring convenience for employees and visitors. Security is a top priority, with a fully fenced and gated premises, 24/7 security personnel, and full ADA compliance. Additionally, the office space is equipped with essential features such as a passenger elevator, fully sprinklered system, and a dedicated 38,000 kW substation for electricity supply. In the event of power outages, a reliable backup power source is available in the form of a 2,000 kW Onan Generator, coupled with a 20,000 gallon diesel tank. Lastly, the property offers a substantial water cistern with a capacity of 500,000 gallons, ensuring reliable water supply for the office space.

Site Plan

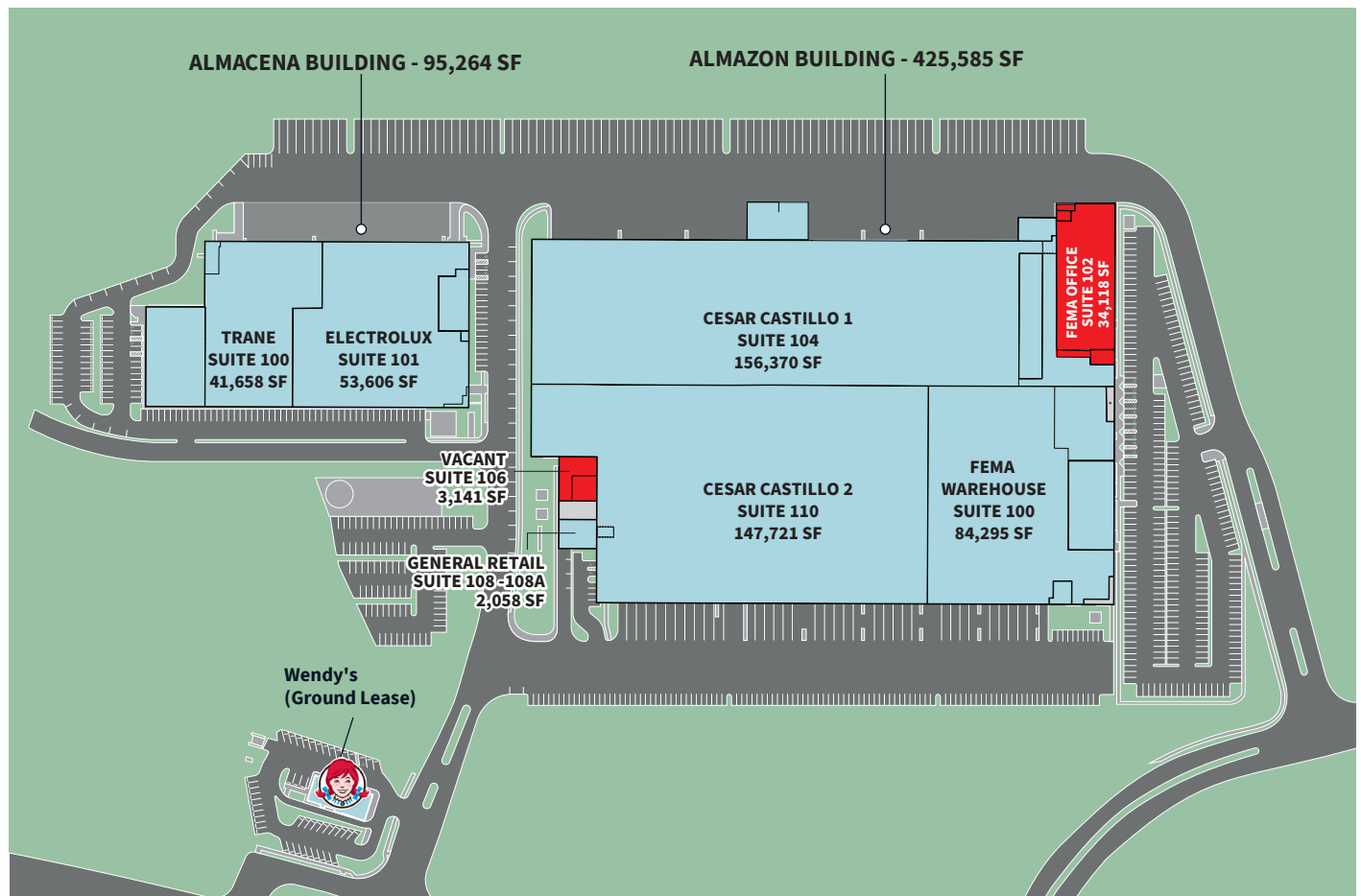
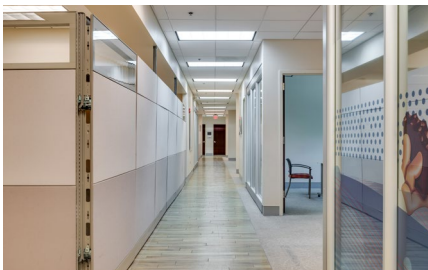
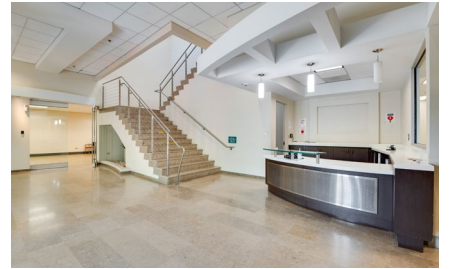
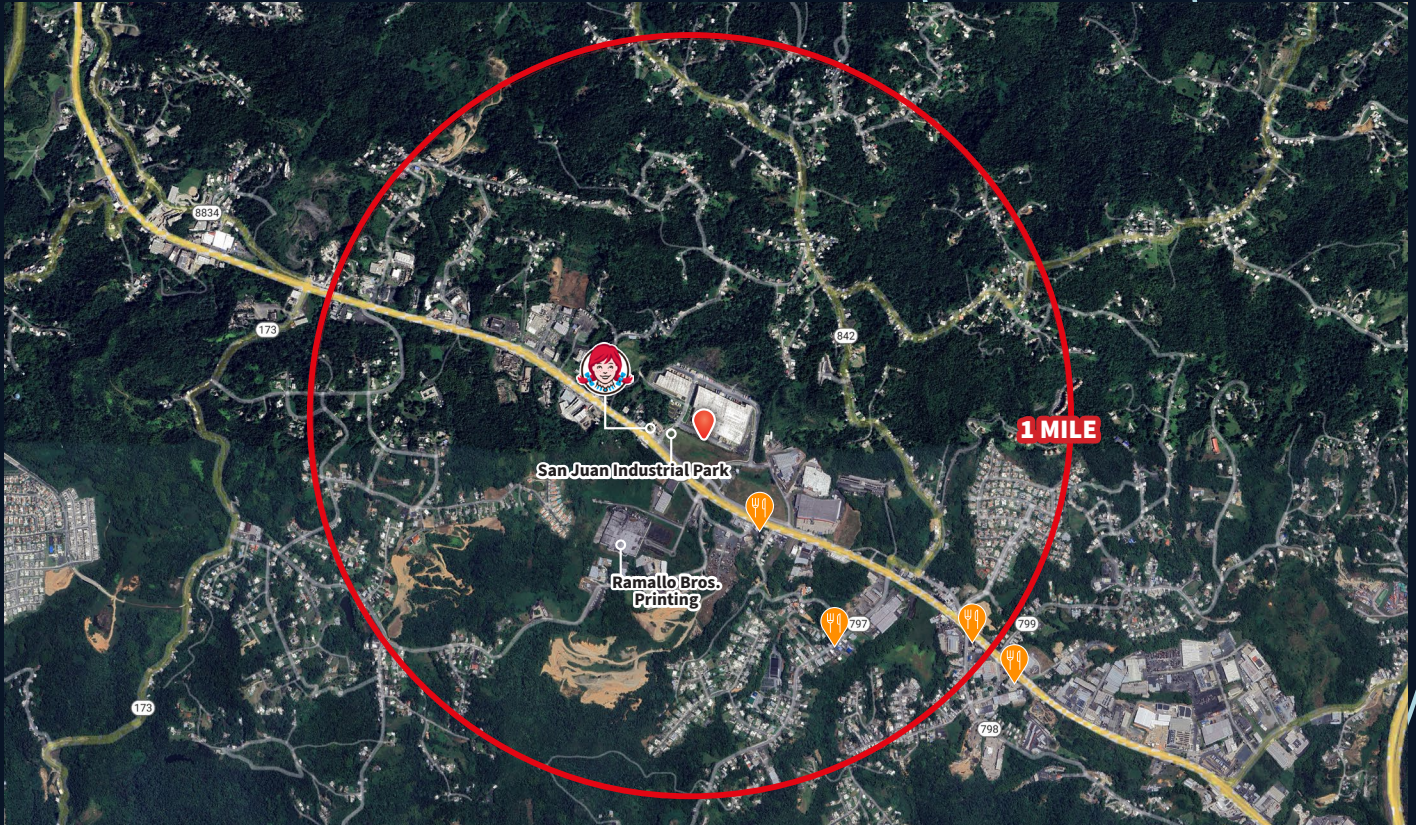


Photo Gallery

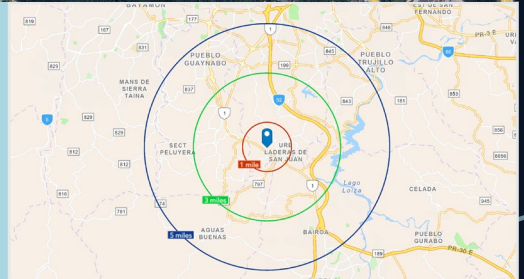


Location highlights

San Juan Industrial Park in Caguas, Puerto Rico, is strategically located on PR-1. PR-1 is a significant transportation artery due to its role in connecting Caguas and San Juan, two major cities in Puerto Rico. It facilitates the movement of people, goods, and services, playing a vital role in the island's economy and daily life.



Demographics	1-mile	3-mile	5-mile
Population	4,093	45,648	197,569
Households	1,532	17,789	79,908
Median HH Income	\$24,058	\$29,589	\$35,771



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