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For sale

Operating Pharmaceutical Facility
Fajardo, Puerto Rico

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About the Property

Introducing an exceptional investment and/or operational opportunity! We are delighted to present a fully operational pharmaceutical facility in the prime location of Fajardo, Puerto Rico. Boasting a total building size of 290,915 square feet and a generous land size of 66,808 square meter, this property offers a thriving pharmaceutical operation with immediate operational potential. Included with the facility is an adjacent parcel, providing additional expansion possibilities. Furthermore, the property features convenient parking and a warehouse located just across the street in Calle Industrial. The current operator of the facility will enter a sale lease back until the plant is decommissioned. The property can remain operational and transition to a new operator.

PROPERTY SUMMARY	
ADDRESS	Bo. Puerto Real PR-195, Fajardo, PR
LOCATION	18.331743644904815, -65.64081242545457
PROPERTY TYPE	Industrial and Land
BUILDING SIZE	290,915 SF
LAND SIZE	66,808 SM
CATASTRO #	150-038-229-02-901, 150-028-265-05-901, 150-028-263-01-001
ZONING	I-L
FLOOD ZONE	X, 0.2 PCT & AE



Photos

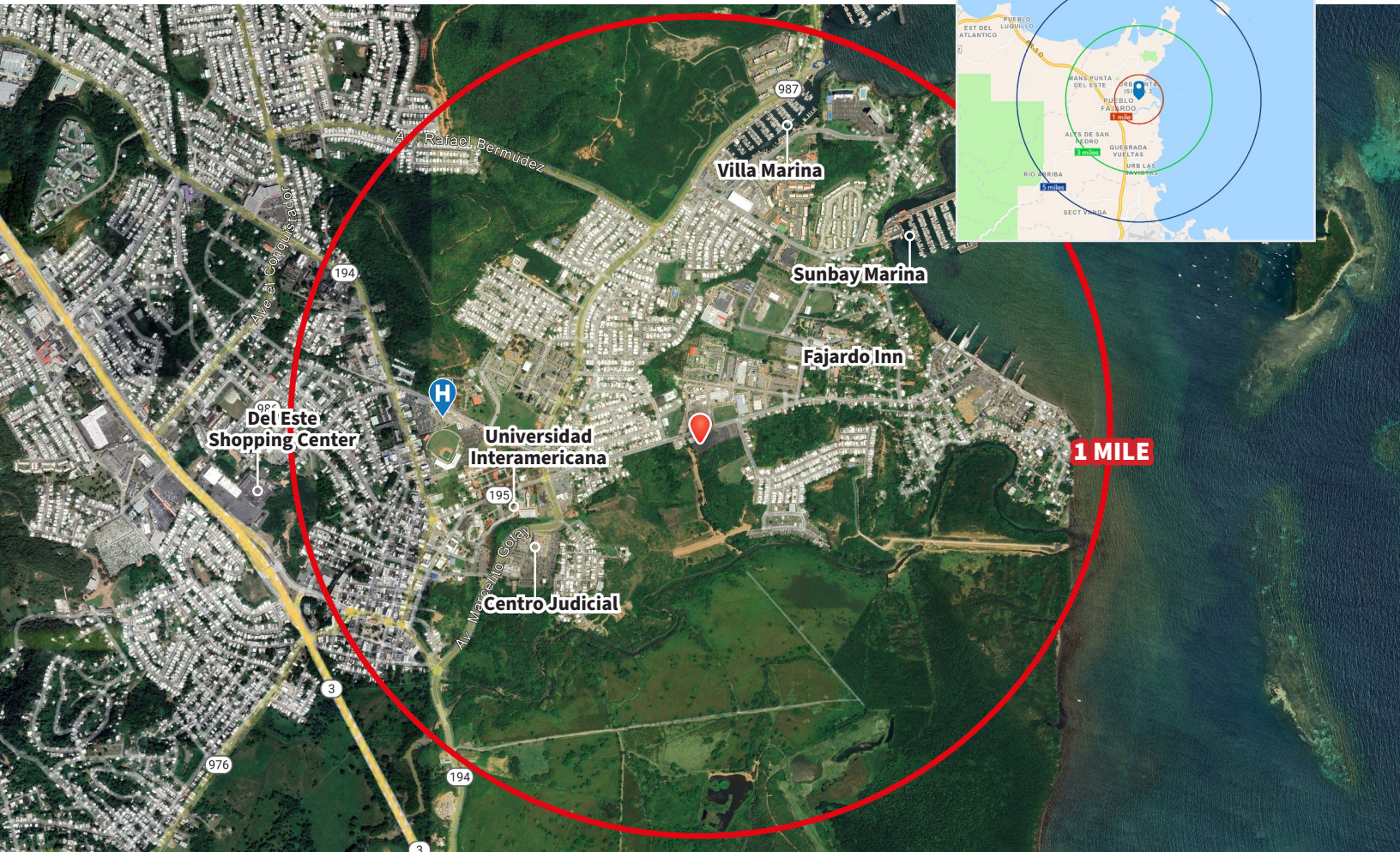


Location highlights

The property is located approximately 60 minutes from the San Juan International airport and the Sea Port of San Juan. The facility is located on PR-195 with easy access to PR 3, and offers convenient access to a variety of essential amenities and services to support a active employee base. Within proximity, you'll find hospitals, residential areas, shopping centers, marinas, and a selection of hotels. Within just a 3-mile radius, several well-known retailers cater to daily needs, including Ralph's Food Warehouse, AutoZone, National Lumber, Walgreens, Walmart, and a range of fast food restaurants.

Demographics	1-mile	3-mile	5-mile
Population	6,811	29,264	41,179
Households	3,041	12,447	17,377
Median HH Income	\$17,921	\$20,907	\$21,590

Source: Esri, 2021



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