

21,021 RSF warehouse currently available for lease within CVD Main Building Complex. CVD Main is located in Amelia Distribution Center in Guaynabo, PR. The main warehouse has a total area of approximately 50,000 rentable square feet (RSF) of which 21,021 RSF can be offered for lease.

Location information and features:

- **Prime location:** Located in the San Juan Metropolitan Area with high traffic exposure to State Road PR-165 and highway PR-22.
- **Address:** 50 Rd PR-165 adjacent to the entrance of Amelia Distribution Center, Guaynabo PR (Coordinates: 18.417818, -66.110386) Link: <https://goo.gl/maps/aBdgCNZ77Toqn8ay9>
- **Efficiency:** Warehouse was designed to optimize use efficiency and interior traffic logistics. Columns are spaced 87 ft in one direction and 58 ft in the other resulting in wide open spaces with minimal obstructions.
- **Loading:** The warehouse has a total of 18 rolling doors with loading access and two loading dock platforms extending from warehouse.
- **Interior height clearance:** Structural clearance from 19 feet to 25.5 feet.
- **Temperature and humidity controlled.**
- **Communications redundancy:** Major telecommunication providers have fiber optic infrastructure in the property.

Property Infrastructure Highlights:

- Electrical: 38KV sub transmission electrical main feeder with two 3,750 / 4,200 KVA transformers stepping down to 480 VAC for secondary distribution for property tenants and building infrastructure.
- Backup power:
 - Six (6) 1.1 MW diesel backup generators (Cummins) with 25,000 gal of fuel capacity.
- 1.5 MW LNG generator (GE Jenbacher) with absorption HVAC chiller (project completed in 2021)
- HVAC:
 - Property has a capacity to generate 2,165 tons of chilled water with a combination of air and water-cooled chillers. The property is served by 74 air handling units. Warehouse is served by a total of 7 AHUs.
- Continuous operation during and after hurricanes Irma and Maria (2017).

WAREHOUSE FOR LEASE

Amenities:

Property tenants enjoy an on-site full-service cafeteria. The centric location also provides tenants with access to various amenities (restaurants, shops, bank, doctors, etc.) at walking distance or a short drive away.

Property Management:

The property is managed by the renowned service-oriented Kingbird Property Management, a subsidiary of Grupo Ferré Rangel.

Landlord:

CVD Main, LLC – Owned by Ferré Rangel Group (<http://grupoferrerangel.com>). Grupo Ferré Rangel is a Puerto Rico-based, family-owned, consumer-centric, strategic investment holding company committed to bringing results and producing value where it really matters: our businesses, our families and our communities.

Guided by a commitment to entrepreneurship, Grupo Ferré Rangel pursues investment discipline, sustainable growth, value creation and social empowerment.

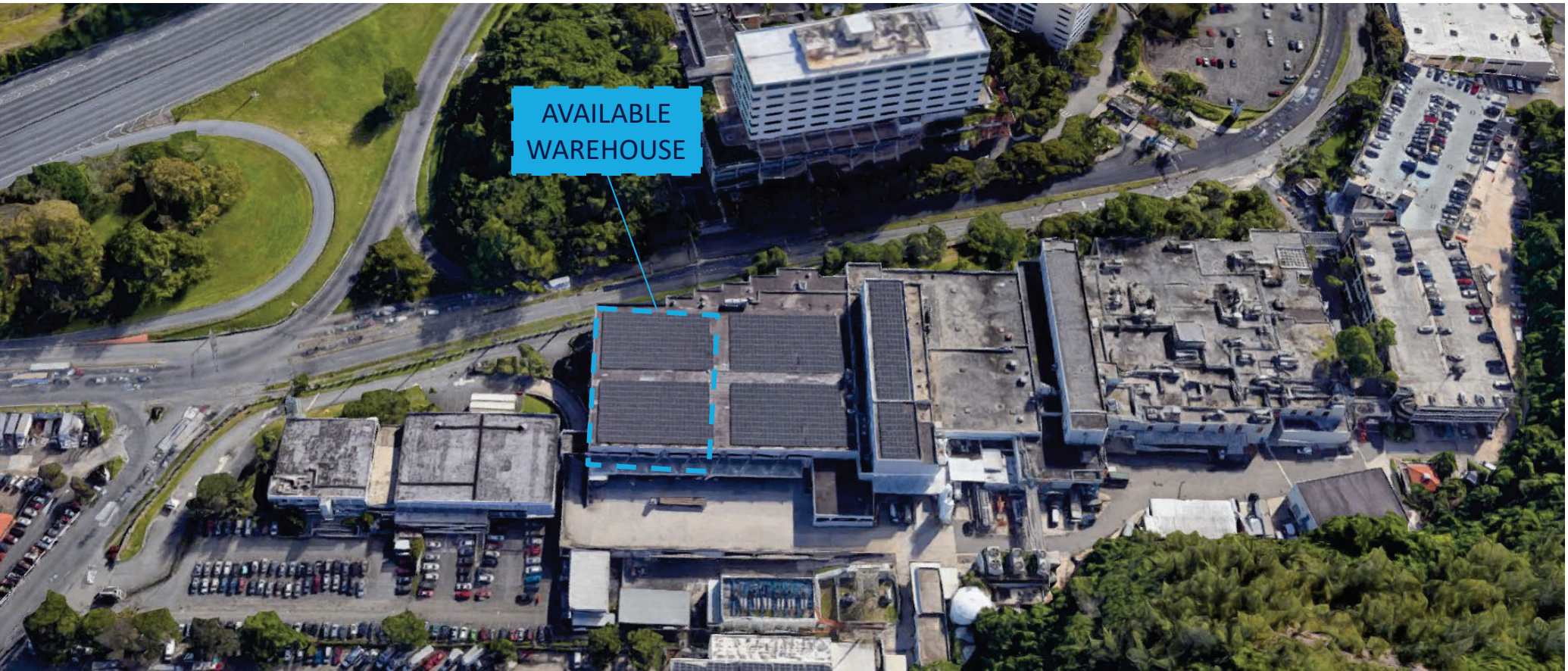
This discipline has been a constant throughout our 100 years of entrepreneurship and the Company's relentless transformation has been the result of anticipating change and laying the groundwork for future growth.

The focus of our diversified portfolio of companies responds to business growth-seeking strategies, our creative culture and an engaged and multi-talented leadership. The group selectively owns and invests in a value growth portfolio of leading companies that include Real Estate, Media, Customer Engagement and Social Innovation.

The group's iconic properties include GFR Media, its media arm and the parent company of many brands, including Puerto Rico's leading newspapers El Nuevo Día and Primera Hora.

Headquartered in San Juan, Puerto Rico with operations on the Island, the United States and Latin America

For Inquiries Contact:
Carmen Figueroa-Collazo, CCIM
carmen.figueroa@naipr.com
+1 (787) 232-4685

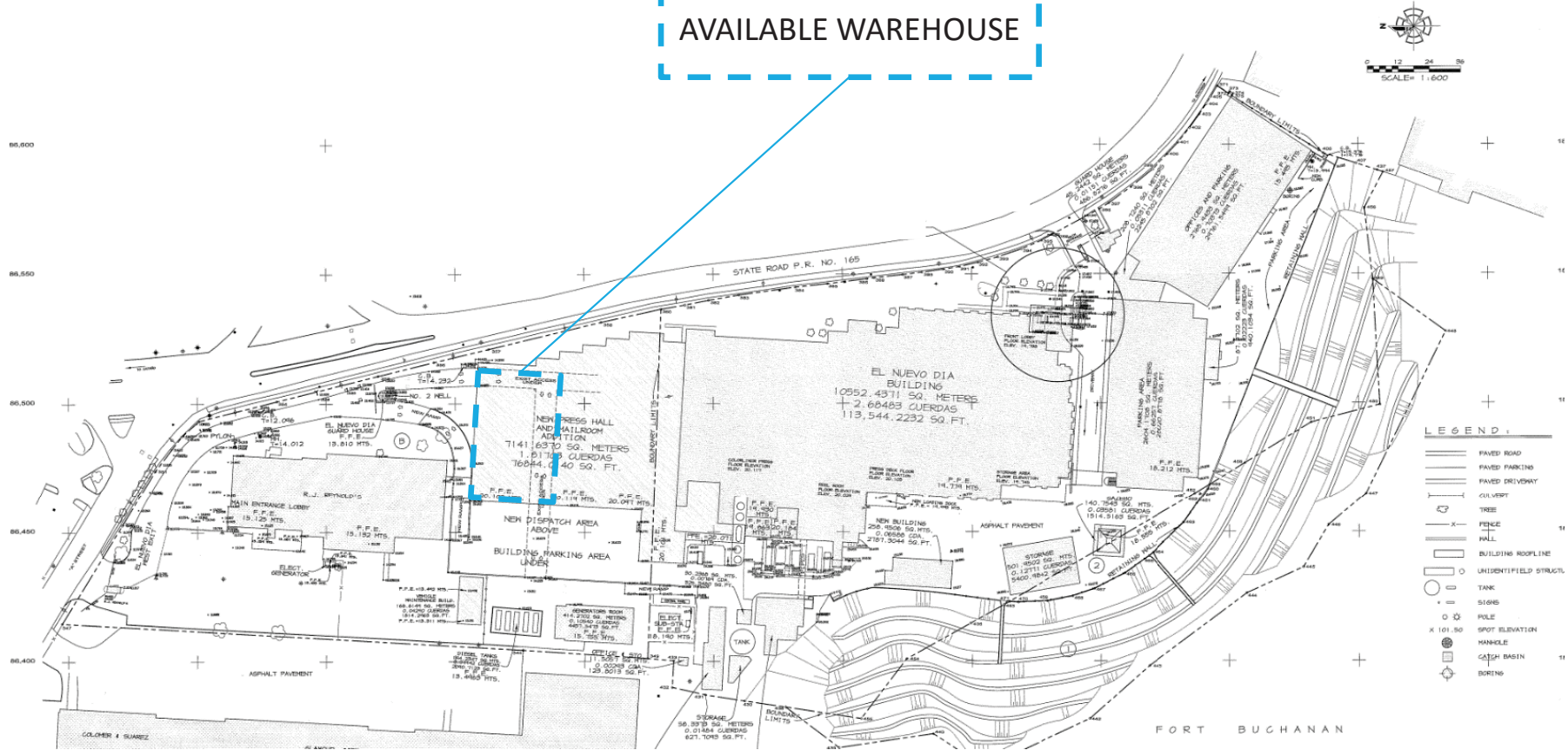


AVAILABLE
WAREHOUSE

CVD MAIN SITE

Google Maps location link:
<https://goo.gl/maps/TdZxUZkgXd8UzspU7>

AVAILABLE WAREHOUSE



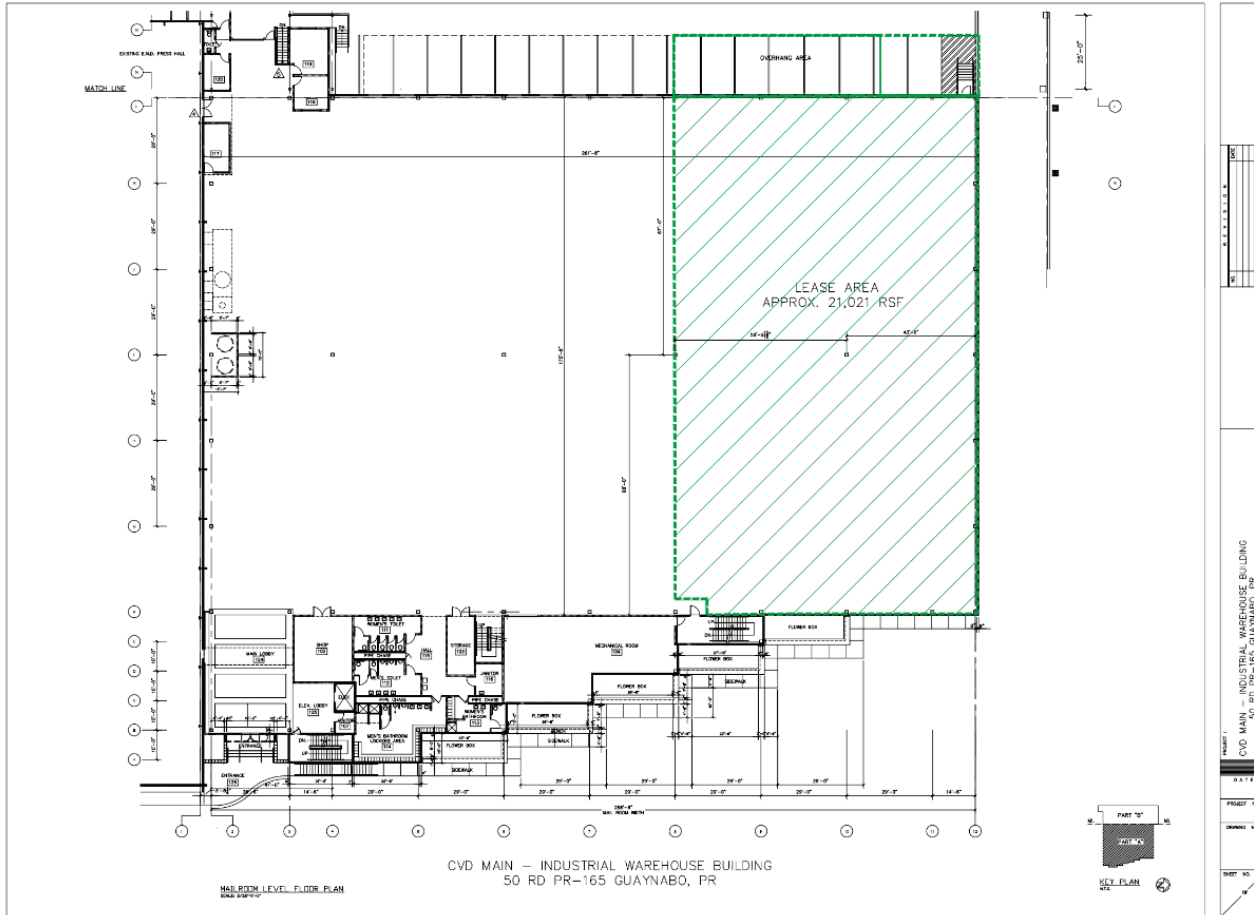
CVD MAIN SITE PLAN

Google Maps location link:
<https://goo.gl/maps/TdZxUZkgXd8UzspU7>

Building – Location (bird's eye view from South)



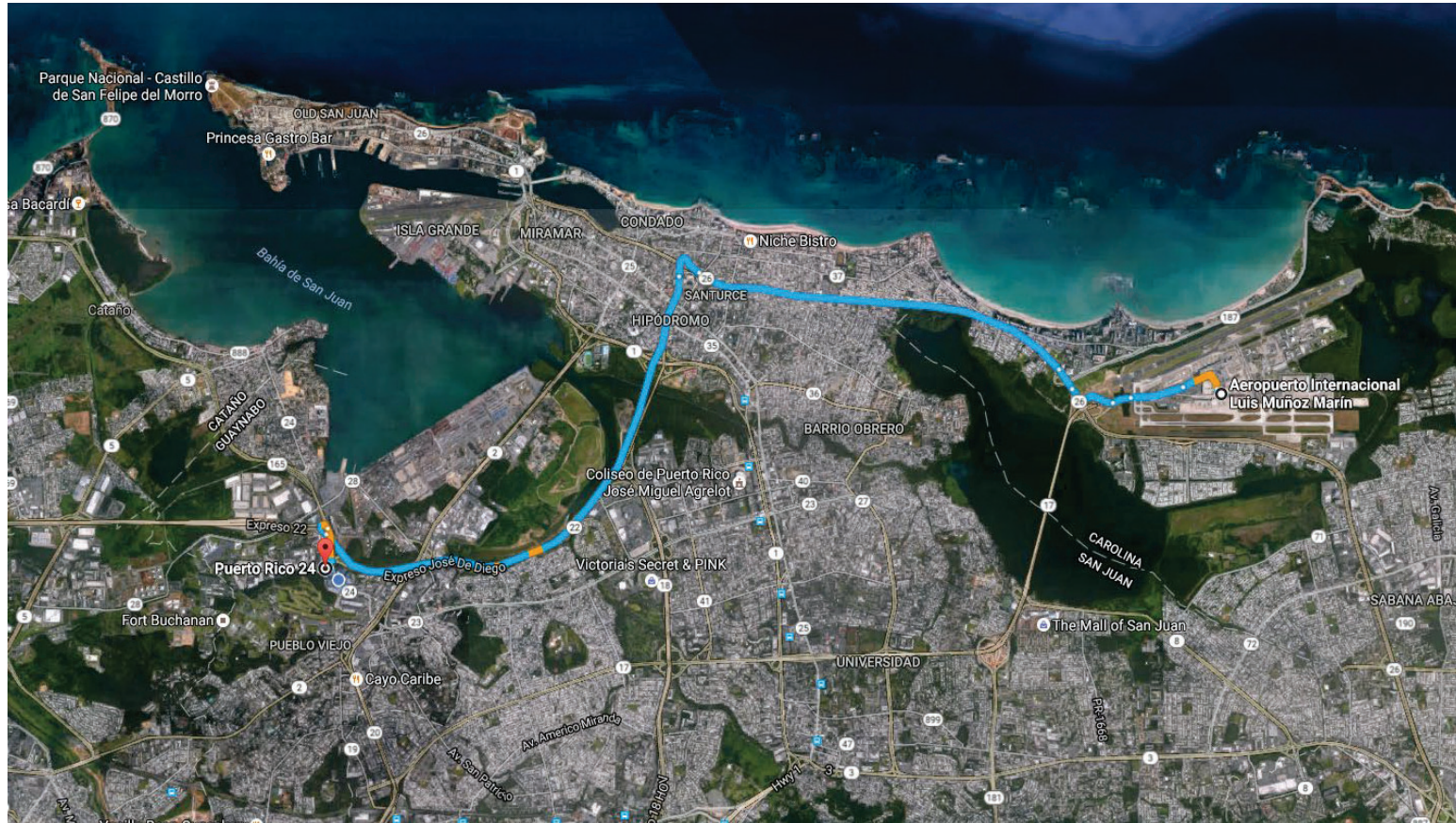




CVD MAIN – WAREHOUSE



Building – Location – 15-20 minutes from LMM International Airport





- 1 - LNG tank
- 2 - Diesel tanks shed
- 3 - Generator room
- 4 - Electrical substation
- 5 - Chiller plant

1

2

3

4

5

CVD MAIN SITE

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LNG GENERATOR AND STORAGE TANK

NAI Puerto Rico



NAI Puerto Rico



NAI Puerto Rico





INSIDE VIEW OF WAREHOUSE

NAI Puerto Rico



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NAI Puerto Rico

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