

The existing infrastructure alone is valued at \$32 million dollars!!

Warehouse-Manufacture Space 15,000 Sf. Ft. For Rent







Space Available:

Big Bldg. area: 15,000 Sq. Ft. about 16' Clear. of office-Warehouse-Flex Space, heavy power available.



Location: The Cruce Davila Business Park (CDBP) located on PR Road #2 at Km 56.4. Barceloneta Puerto Rico Description: Industrial Bldg. & land in-side a former Pfizer Pharma facility. Land: 56 Acres Approx.

Zoning: Industrial Zoning 1-1 Parking: 1,000 Vehicle Parking **Property Features**:

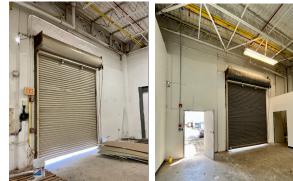
A) 2 wells. 1 with 550 GPM pumping capacity 1900 feet deep into the aquifer and a 2nd shallow well 500 feet deep with a pumping capacity of 450 GPM.

B) An existing DRNA water franchise already approved and just renewed in 2016.
C) 1,000,000 gallons of fire protection storage with 2 high speed diesel pumps and underground supply throughout the site.
D) 1.5 million gallons storm water retention pond with an existing permit for discharge underground with UIC permit in place.
E) 37,000 V sub-station with distribution thru the site which allows tenants to buy electricity at the lowest rates offered by Luma.

F) Multi acre building sites with land for sale/lease or build to suit (for AAA credit)

<u>Electricity</u>: Transmitted to the site via a 38,000 volt line Two transformers with a design capacity of 7,500 KVA each Only one unit is required to operate, the other serves as a backup From this substation electrical power is distributed at 4160V or 480V to some areas

Price for Rent: \$7.00P/Sq. Ft Triple Net











35 Minutes from the Port of San Juan 15 minutes from Dorado

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