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



Photos

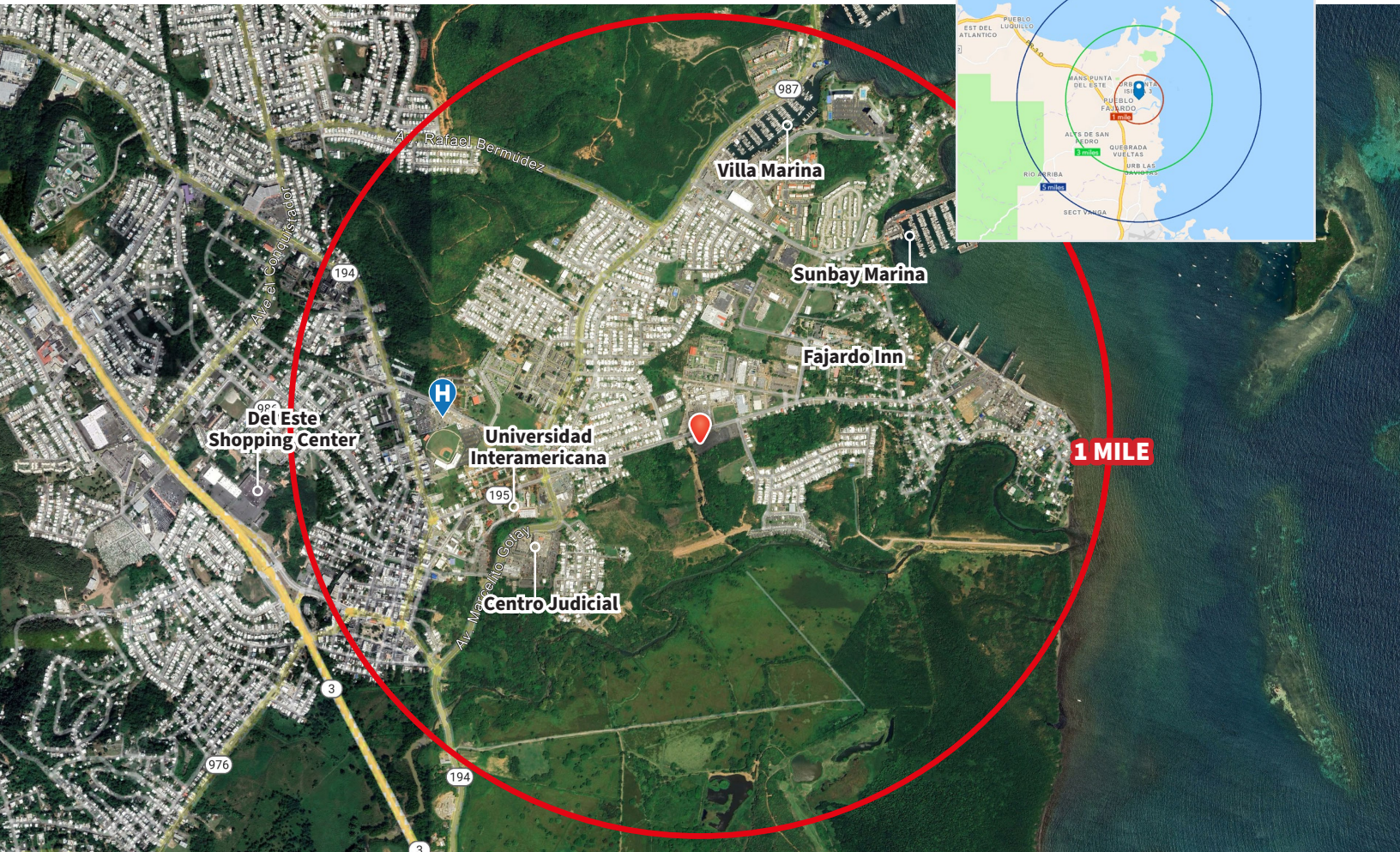


## Location highlights

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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