 **JLL** SEE A BRIGHTER WAY

For lease

Rexco Industrial Park
506 to 27,247 SF

property.jll.com/en-pr

About Rexco Industrial Park

Located in the municipality of Guaynabo, Puerto Rico, Rexco Industrial Park offers a prime commercial opportunity for businesses looking for a strategic location. The property spans over 18.4 acres and comprises nine buildings totaling 391,533 square feet of space. With easy access to major roads including Road #165, Road #24, De Diego Expressway (Road 22), and Interstate PR-2, Rexco Industrial Park provides exceptional ingress and egress points, making it convenient for both tenants and customers. Additionally, the property benefits from its B-1 zoning classification, allowing for a wide range of commercial activities. Its flood zone X designation ensures a secure and resilient environment for businesses.

Rexco Industrial Park offers ample parking with a total of 488 automobile spaces, providing a ratio of 1.25 per 1,000 square feet. Should additional parking be required, the property also features a vacant land site that can accommodate extra vehicles. The buildings within the park boast modern infrastructure, including cooling equipment



150 Calle B, Pueblo Viejo Ward
Guaynabo, PR



Location: [18.414069, -66.107955](#)



506 to 27,247 SFSF available
of industrial area



488 (1.25:1,000) + vacant land

such as packaged rooftop units, split systems, and air handlers, ensuring a comfortable working environment. Moreover, the property is equipped with a wet-type fire sprinkler system in the Central Warehouse and Annex 3 buildings, as well as an emergency booster pump and fire hydrants on-site. With reliable service providers for electricity, water/sewer, and communications, Rexco Industrial Park is ready to support the needs of businesses looking to thrive in the heart of Puerto Rico.



Amenities

Rexco Industrial Park offers a range of amenities to support businesses and enhance the working environment. The property features two points of ingress/egress for convenient access, along with ample parking for employees and visitors. Additionally, the park includes nine buildings totaling 391,533 square feet of space, providing flexibility for various business needs. The HVAC system ensures comfortable working conditions, while the wet-type fire sprinkler system and fire hydrants enhance safety measures. Furthermore, the park benefits from exterior lighting fixtures and reliable service providers such as the Puerto Rico Electric Authority, Puerto Rico Water & Sewer Authority, and Claro/AT&T for electricity, water/sewer, and communications respectively. Finally, the presence of redundant power generators with aboveground storage tanks adds an extra layer of reliability for uninterrupted operations.



Backup Generators



488 parking spaces



Communications (Claro / Liberty)



HVAC



Exterior Lighting



Truck Courts (varies)



Fire protection



Clear height 12 - 26'

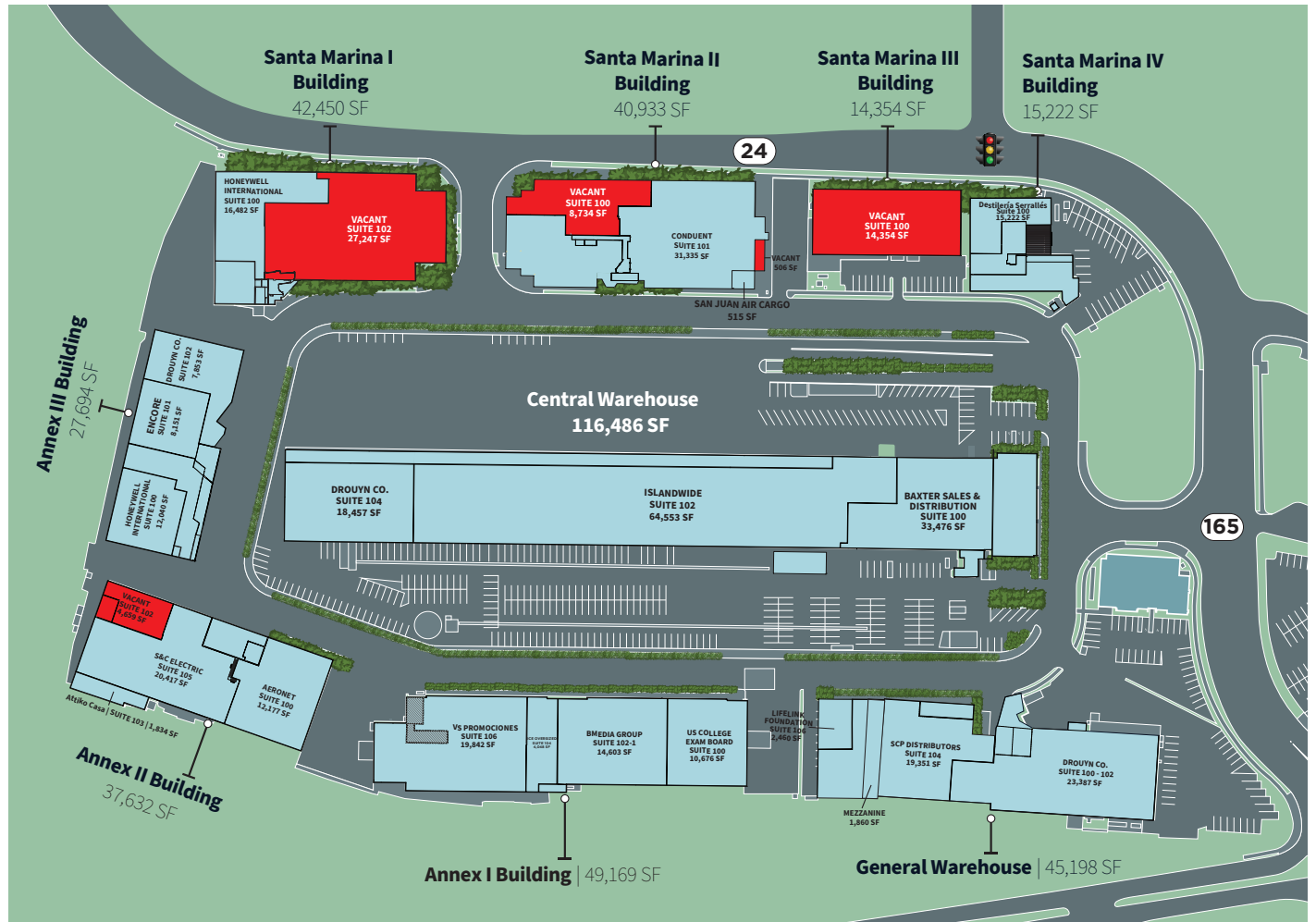


Public transportation

Exterior Photos



Site Plan



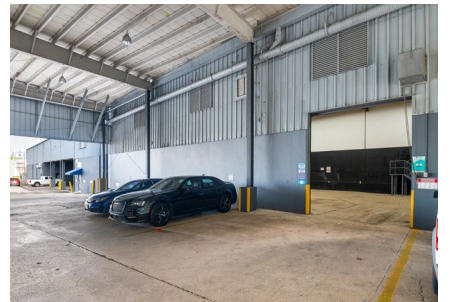
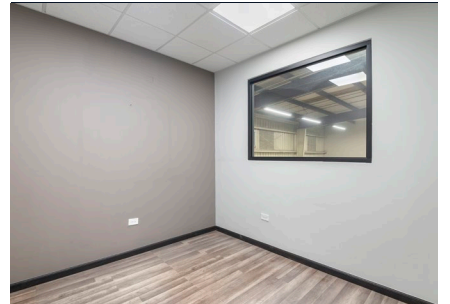
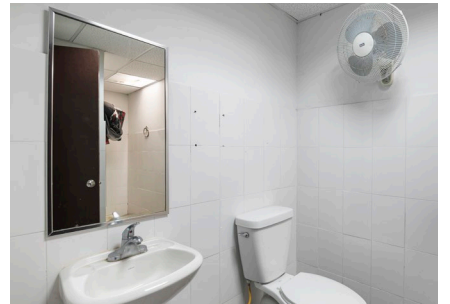
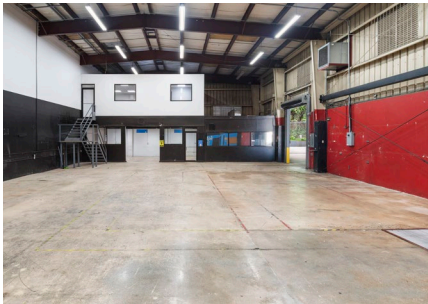
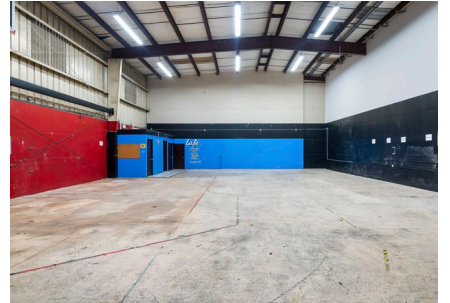
Vacant Spaces

Building	Suite	Size	Virtual Tour Links	View Gallery Links
Anex II	Suite 102	4,659 SF	View Virtual Tour	Gallery Link
Santa Marina I	Suite 102	27,247 SF	View Virtual Tour	Gallery Link
Santa Marina II	Suite 100	8,734 SF	View Virtual Tour	Gallery Link
Santa Marina II	Suite 103	506 SF	View Virtual Tour	Gallery Link
Santa Marina III	Suite 100	14,354 SF	View Virtual Tour	Gallery Link



Anex II: Suite 102

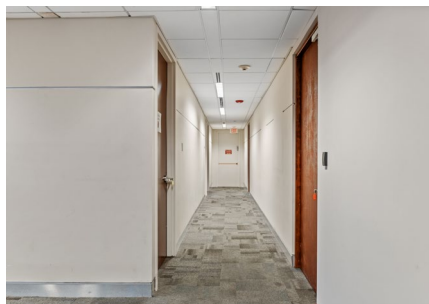
4,659 SF | Warehouse of 4,062 SF and mezzanine area of 596 SF | 'As Is'





Santa Marina I: Suite 102

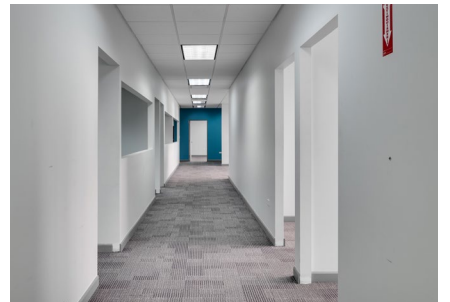
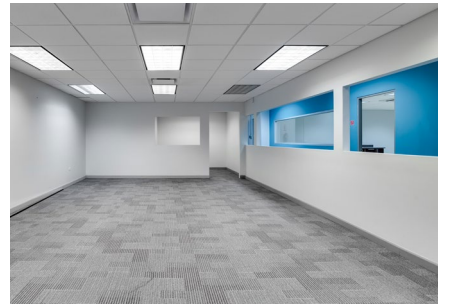
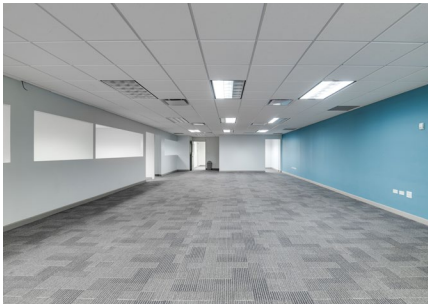
27,247 SF | Can be subdivided | Office space 2nd floor | Ceiling Height of 8' | Elevator | Parking Ratio: 5:1,000 PSF | Underground Parking | Generator ONAN 300 kva with 1,000 gals of diesel tank | 5,000-gals water cistern | Fire Extinguishers | 'As Is'





Santa Marina II: Suite 100

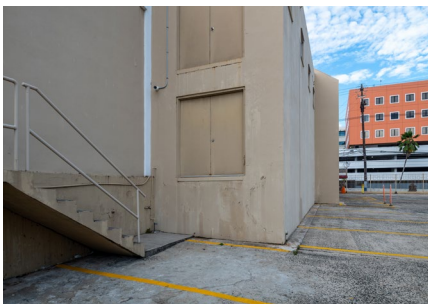
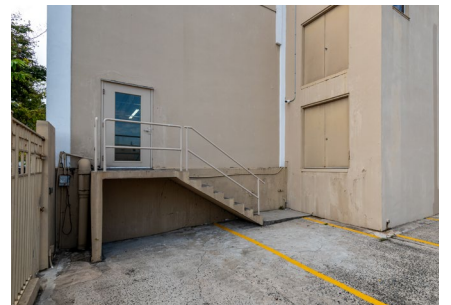
8,734 SF | Office space 2nd floor | 25 parkings | Covered parking | 'As is'





Santa Marina II: Suite 103

506 SF | Storage room with ceiling height of 8.5' in first floor | 'As is'





Santa Marina III: Suite 100

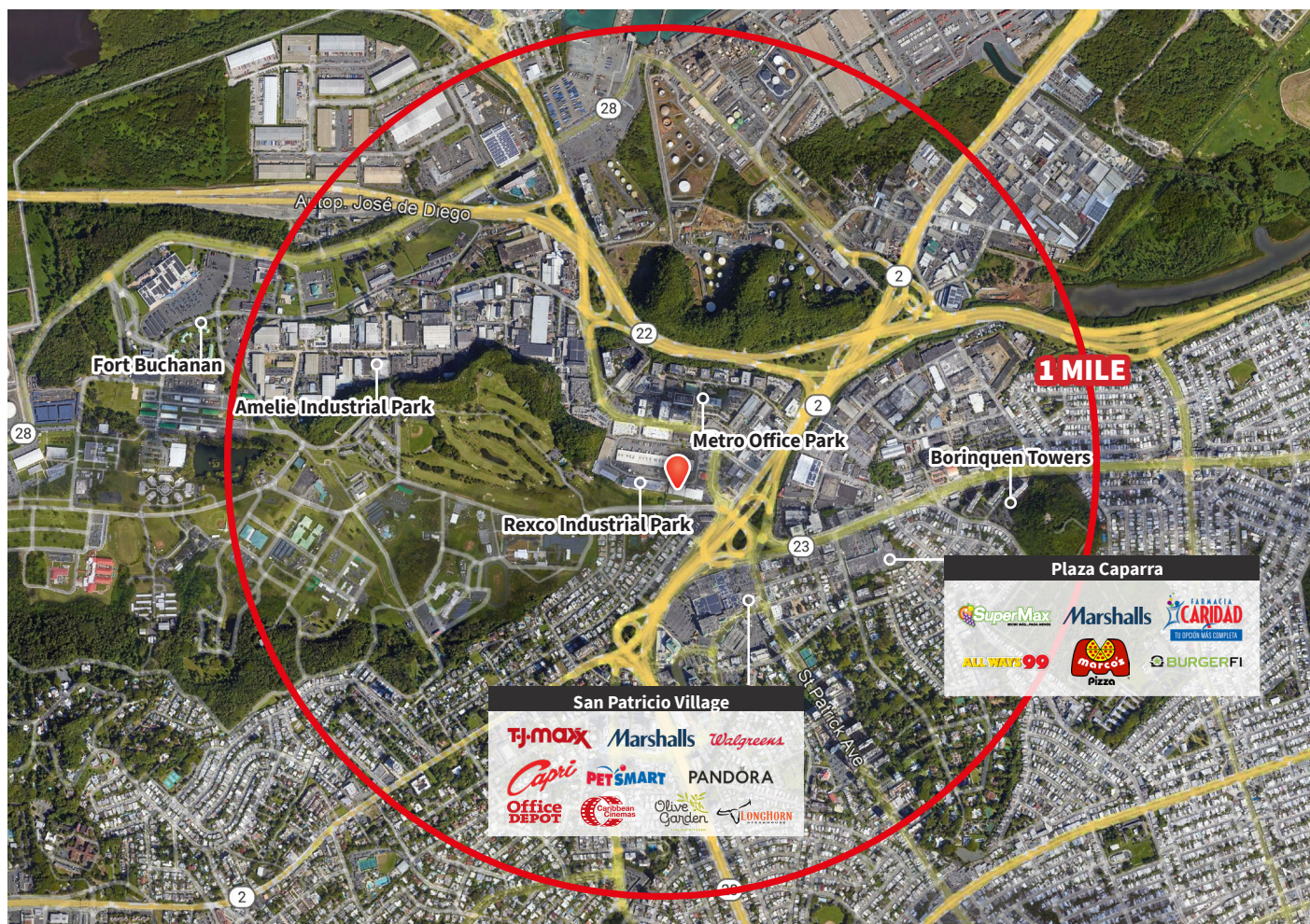
14,354 SF | Can be subdivided | Parking: 13 on site, 13 off site | Fully fenced | Security | Generator ONAN 750 kw with 2,500 gals of Diesel | Electric Substation: 38,000 amp | 1,200 gals Water Cistern | Ceiling Height of 17.15' | One uncovered loading dock with rolling door | 'As is'



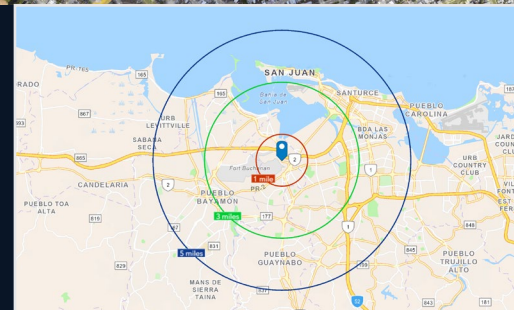
Location highlights

Rexco Industrial Park is strategically located in Guaynabo, Puerto Rico. The property is bordered by PR-65 and PR-24 with immediate access to PR-22 and PR-2, making it easy for customers and clients to navigate to and from the property. Additionally, the proximity to retail amenities like San Patricio Village and Plaza Caparra, both within one mile, provides a range of conveniences and offerings for businesses and visitors alike.

Market Aerial



Demographics	1-mile	3-mile	5-mile
Population	9,834	139,206	433,091
Households	4,469	61,108	193,931
Median HH Income	\$41,185	\$26,559	\$26,467



Source: Esri, 2021

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