



Expect more.



100,000 Available May, 2026

For Sale or Lease



BINSWANGER

PUERTO RICO



Location: The Cruce Davila Business Park (CDBP) located on PR Road #2 at Km 56.4. Barceloneta Puerto Rico

Description: Former Pfizer chemical Pharma facility.

Loading Docks: 14

Land: 14 acres up to 20 Cuerdas Approx.

Zoning: Industrial Zoning 1-1

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.

An existing DRNA water franchise already approved and just renewed in 2016. 1,000,000 gallons of fire protection storage with 2 high speed diesel pumps and underground supply throughout the site. 1.5 million gallons storm water retention pond with an existing permit for discharge underground with UIC permit in place. 37,000 V sub-station with distribution thru the site which allows tenants to buy electricity at the lowest rates offered by PREPA. Multi acre building sites with land for sale/lease or build to suit (for AAA credit com-pa-nies with 5- yr lease

Electricity: 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 other areas

Price for lease: \$7.50 PSF + OPEX
Price for Sale: TBD



**199 Margarita St.
La Serrania
Caguas, PR 00725
Tel 787.525-4435
Fax 416.850.5786
120 Offices Worldwide**



Basic Building Features: we are offering. We can build 100,000+ TBD sq ft + 8,000 sq ft of office type space. Space to be designed to be expandable to 200,000 sq ft. if is required later.

- 15 dock doors motorized with levelers
- 2 drive in doors
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- Tenant can customize the space as needed.
- 150 of chilling capacity to keep space at 20-25 deg C at 60% humidity.
- Fully Insulated roof as needed to keep cooling costs low.
- Full fire protection of up to 1 million gallons of fire water storage if required with duplex high speed diesel pumps.
- New LED electrical fixtures motion activated in warehouse.
- Typical warehouse electrical power to include the cooling. Heavier power available if required at additional cost.
- Tilt up Concrete wall construction 30-35 feet clear height in warehouse.
- 200 MPH roof rating
- Stand by generator to supply 100% of power requirements
- Parking for 50 cars Truck aprons typical Building perimeter LED lighting.
- Trailer storage area if needed (TBD at additional cost) Approximately 20 acre dedicated parcel
- 3 separate exclusive use entrances (main entrance off Rt 140, north and south sides with guard shack on north entrance).
- Space to be designed to be expandable to 200,000 sq ft. if is required later
- Possible to reinstate Free Trade Zone status.
- RE tax grants available from Barceloneta and PR governments.

Estimated rent \$12 PSF + OPEX currently at \$1.66 on the site. 2% annual increases. 15 yr. term preferred

NNN. Delivery 12 months estimated from lease signing.

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- Real Estate tax grants available from Barceloneta and PR governments.

Estimated rent \$12 PSF + CAM currently at \$1.66 on the site. 2% annual increases. 15 yr. term preferred NNN.

Delivery 12 months estimated from lease signing.

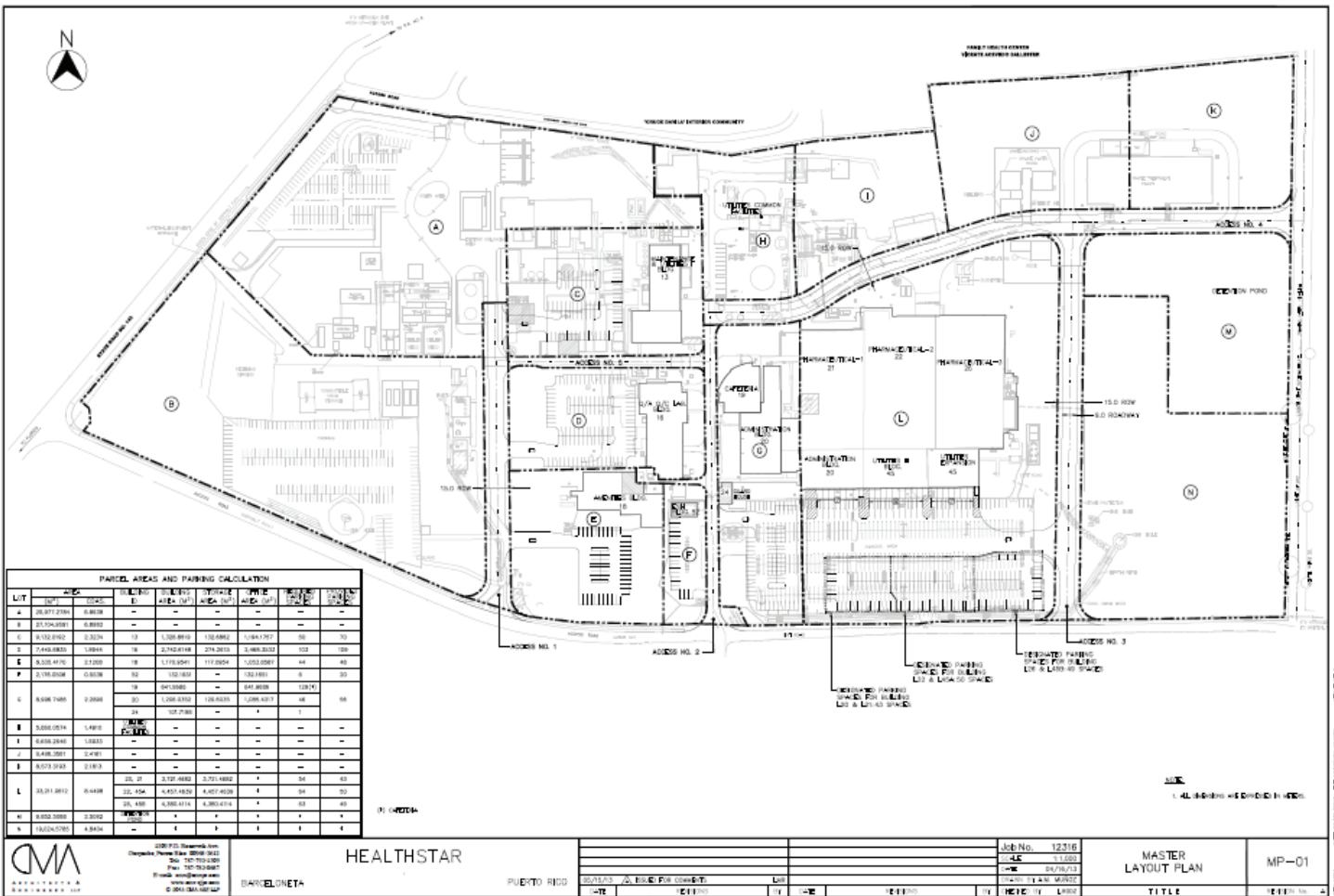


Edwin Hernandez

199 Margarita Drive Caguas, PR 00725

PHOTOS - OFFICES / LABORATORY





Description:

- Campus-like corporate setting
- Beautiful and professionally maintained landscaping
- Fully fenced and secured access to park
- On-site 24/7 security
- Significant retail options in the immediate area offering dining, banking, and most other services.
- Easy access to PR-22
- On-site fire sprinkler protection system and storm water management
- Abundant, quality labor pool in area
- Heavy electric, water and sewer available

