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# For sale

Sale-Leaseback, Medical Corporate  
Office/Distribution Center, Carolina  
Long-term Investment Opportunity –  
63,500 SF, Class A

[property.jll.com/en-pr](https://property.jll.com/en-pr)



## About the Property

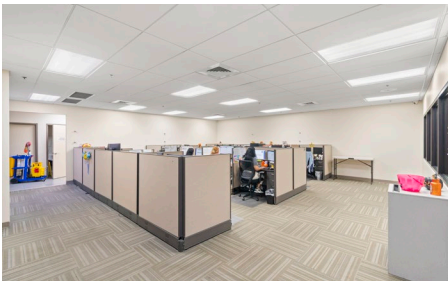
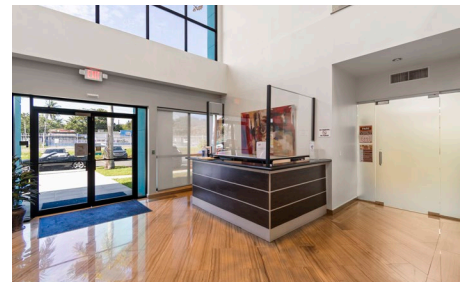
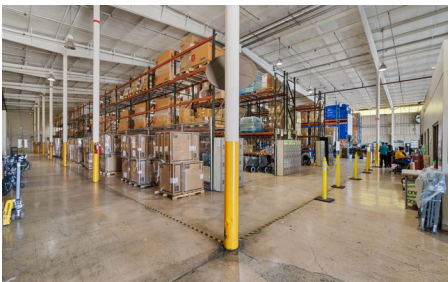
For sale-leaseback: Prime 63,500 sq ft corporate headquarters and distribution center of [Clinical Medical Services \(CMS\)](#), a leader in integrated healthcare delivery. This strategic opportunity offers investors a chance to acquire a mission-critical asset with a recently renewed 10-year NNN lease. The facility supports multiple healthcare sectors, ensuring a stable income stream from day one. CMS's renewed lease commitment offers a secure, income-generating asset for investors.

PROPERTY SUMMARY	
<b>ADDRESS</b>	Road PR-3, Km 9.5, Martin Gonzalez Ward Carolina Puerto Rico
<b>LOCATION</b>	<a href="#">18.384473915475375, -65.96647942840575</a>
<b>PROPERTY TYPE</b>	Corporate and Warehouse / Distribution Center
<b>BUILDING SIZE</b>	63,000 SF, Warehouse Component: 42,000 SF, Office/Outpatient Component: 21,500SF
<b>LAND SIZE</b>	~3.68 acres
<b>CATASTRO #</b>	088-066-027-01-001
<b>ZONING</b>	I-1
<b>FLOOD ZONE</b>	No flood zone
<b>TRAFFIC COUNT</b>	100,890 (PR-3)





Photos



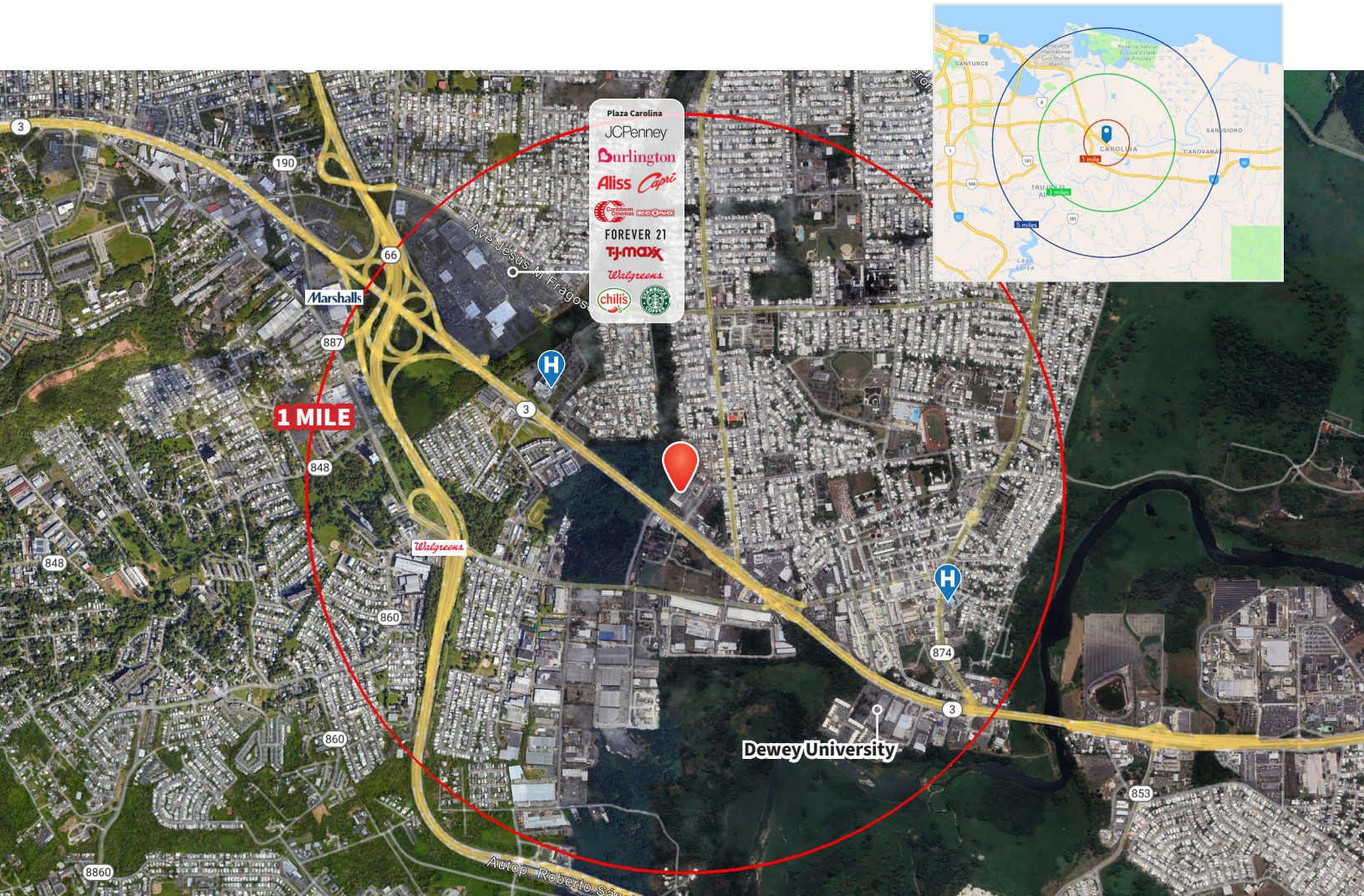


## Location highlights

This property is strategically located on PR-3 in Carolina, with an average annual daily traffic count of 100,890, offering unparalleled convenience and accessibility. The area is bustling with amenities, including diverse dining options, vibrant shopping destinations, and essential services. In proximity to Plaza Carolina and Carolina Shopping Court.

Demographics	1-mile	3-mile	5-mile
Population	19,312	137,543	282,901
Households	7,081	50,863	104,877
Purchasing Power*	\$20,484	\$21,267	\$21,256

\*Per Capita - Source: Esri, 2022



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