

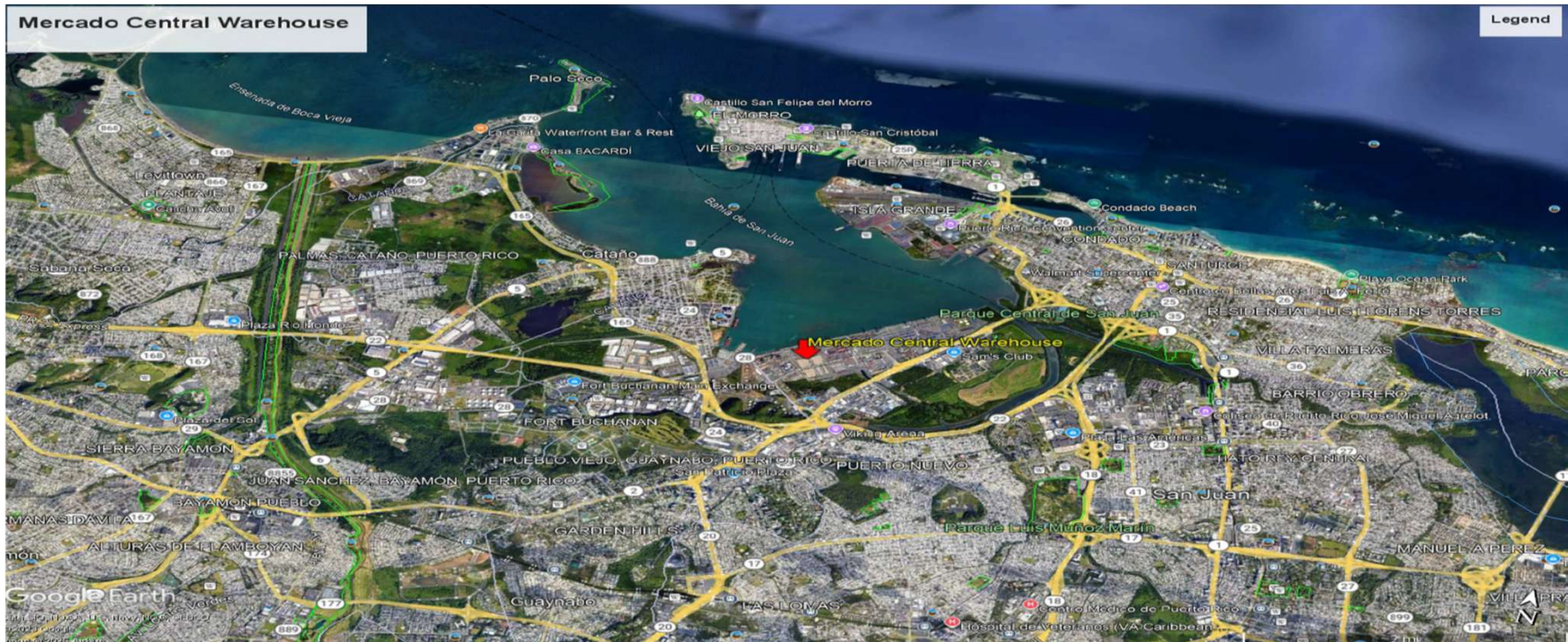
# Mercado Central Warehouse Bldg. The Port Zone of Puerto Nuevo



**Edificio C #1229, Kennedy Ave. Area  
Puerto Nuevo, Puerto Rico**

**35,000 +/-square feet: Warehouse Space**





## PROPERTY OVERVIEW

- Total Building Size: 135,000 +/-square feet: Warehouse Space
- Available Space: 34,000 - 35,000 SF with 1443 office show room on 1st. Floor with kitchenette and 6,697 Sq. Ft. mezzanine Sq. Ft. of office space approx.
- Location: The Port Zone of Puerto Nuevo Bldg. C #1229, Kennedy Ave. Area, Puerto Rico
- GPS: 18°25'39.10"N, - 66° 6'3.04"W

## BUILDING SPECIFICATIONS

- Ceiling Height: 37' at center
- Loading Docks: 9
- Zoning: I-1 (Industrial)

## SITE SUMMARY • Mercado Central Warehouse Bldg.



The Port Zone of Puerto Nuevo: The Puerto Nuevo port area or maritime zone, which is an important shipping and cargo handling area located in San Juan, Puerto Rico. It's one of the primary port facilities on the island and handles a significant portion of Puerto Rico's maritime commerce.



# PROPERTY HIGHLIGHTS

## PROPERTY OVERVIEW

- Total Building Size: 135,000 +/- square feet
- Available Space: 35,000 SF
- Office Showroom: 1,443 SF on 1st Floor with kitchenette
- Mezzanine Office Space: 6,697 SF

## BUILDING SPECIFICATIONS

- Location: The Port Zone of Puerto Nuevo
- Address: Edificio C #1229, Kennedy Ave., Puerto Rico
- GPS Coordinates: 18°25'39.10"N, - 66° 6'3.04"W
- Ceiling Height: 37' at center
- Loading Docks: 9
- Zoning: I-1 (Industrial)

## PORT ZONE OVERVIEW

The Puerto Nuevo port area is a critical maritime zone in San Juan, Puerto Rico, handling a significant portion of the island's maritime commerce. Its strategic location makes it ideal for businesses requiring proximity to shipping and cargo handling facilities.



# Pictures





Aerial:



# CONTACT



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