



Strategic location in Barceloneta's industrial corridor on PR Road #2 at Km 56.4, with easy access to PR-22 expressway. Centrally positioned between San Juan (45 min) and Arecibo (15 min), providing excellent connectivity for distribution operations serving northern Puerto Rico's pharmaceutical and manufacturing hub.

**Located on PR Road #2 at Km 56.4. Barceloneta Puerto Rico**

**Generate income that offsets mortgage and ownership costs**

**Premium Industrial /Commercial Space**





## SITE SUMMARY • Cruce Davila Industrial Park



### PROPERTY OVERVIEW

- Description: Industrial Bldg. & land inside a former Pfizer Pharma facility.
- Size: 100,000 Sq. Ft.
- Clear Height: 27 Feet
- Loading Docks: 12
- Land: 57 Acres Approx.
- Zoning: Industrial Zoning 1-1
- Parking: 1,000 Vehicle Parking



# PROPERTY: Cruce Davila Industrial Park

## RARE DUAL-PURPOSE OPPORTUNITY -OWN YOUR FACILITY & GENERATE INCOME

Perfect for industrial/logistics companies seeking 100,000 Sq. Ft. of premium space: This property offers the unique advantage of securing your operational facility while simultaneously generating substantial income from other tenants on the property.

Purchase the property now with its current \$1.2M annual NOI, and by January 01, 2027, take possession of a state-of-the-art 100,000 Sq. Ft. industrial space featuring 28' clear height and 14 loading docks - ideal for manufacturing, warehousing, or logistics operations.

Even after occupying the main facility, your property will continue generating approximately \$690,000 in annual rental income from other tenants, with approximately 56 acres available to expand your operations or bring in additional tenants to further increase your revenue stream.

This represents an exceptional opportunity for end-users to:

Secure a high-quality facility for your operations Build equity through property ownership

Generate income that offsets mortgage and ownership costs

Position your company in a premium industrial park with excellent infrastructure

A) 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.

B) An existing DRNA water franchise already approved and just renewed in 2016.

C) 1,000,000 gallons of fire protection storage with 2 high speed diesel pumps and underground supply throughout the site.

D) 1.5 million gallons storm water retention pond with an existing permit for discharge underground with UIC permit in place.

E) 37,000 V sub-station with distribution thru the site which allows tenants to buy electricity at the lowest rates offered by PREPA.

F) Available Laboratory facilities, cafeteria site and office space.

G) Multi acre building sites with land for sale/lease or build to suit (for AAA credit companies with 20 yr lease terms).

Beautiful campus like industrial park setting with existing top tenants already in place assuring a stable long term park!



- **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**

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# Building: Cruce Davila Industrial Park





## Location MAP: Cruce Davila Industrial Park



# CONTACT



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