



STATE ROAD PR-690 85,512 SF | VEGA ALTA WAREHOUSE

Industrial Property For Lease

EMILIO L. FAGUNDO C-17305

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STATE ROAD PR-690 VEGA ALTA WAREHOUSE



OFFERING SUMMARY

Building Size:	575,000 SF
Lot Size:	60 Acres
Available SF:	85,512 SF
Lease Rate:	Contact for information
Zoning:	I-P

PROPERTY OVERVIEW

This premier property exudes unparalleled functionality and security, boasting a Foreign Trade Zone (FTZ) with 24-hour manned security. With a generous ceiling height of 17' - 35', a 350' cement loading platform featuring dock levelers and a covered metal canopy, as well as fire sprinklers and alarms throughout, this space is meticulously designed to meet your operational needs. The property also offers ample parking for autos, trucks, and containers, along with a bonded trailer yard. Elevate your operations with this state-of-the-art facility, tailored to optimize efficiency and safety for your business.

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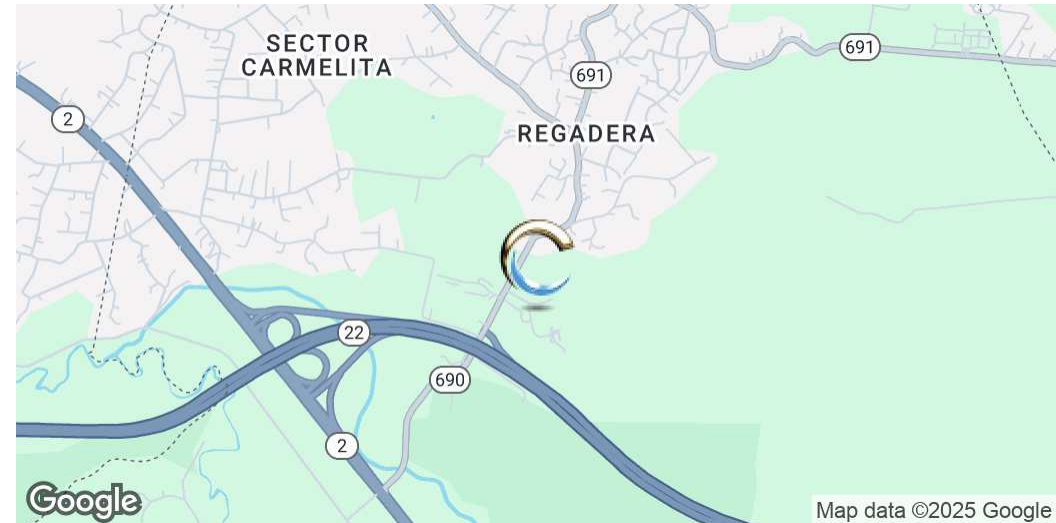
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LOCATION DESCRIPTION

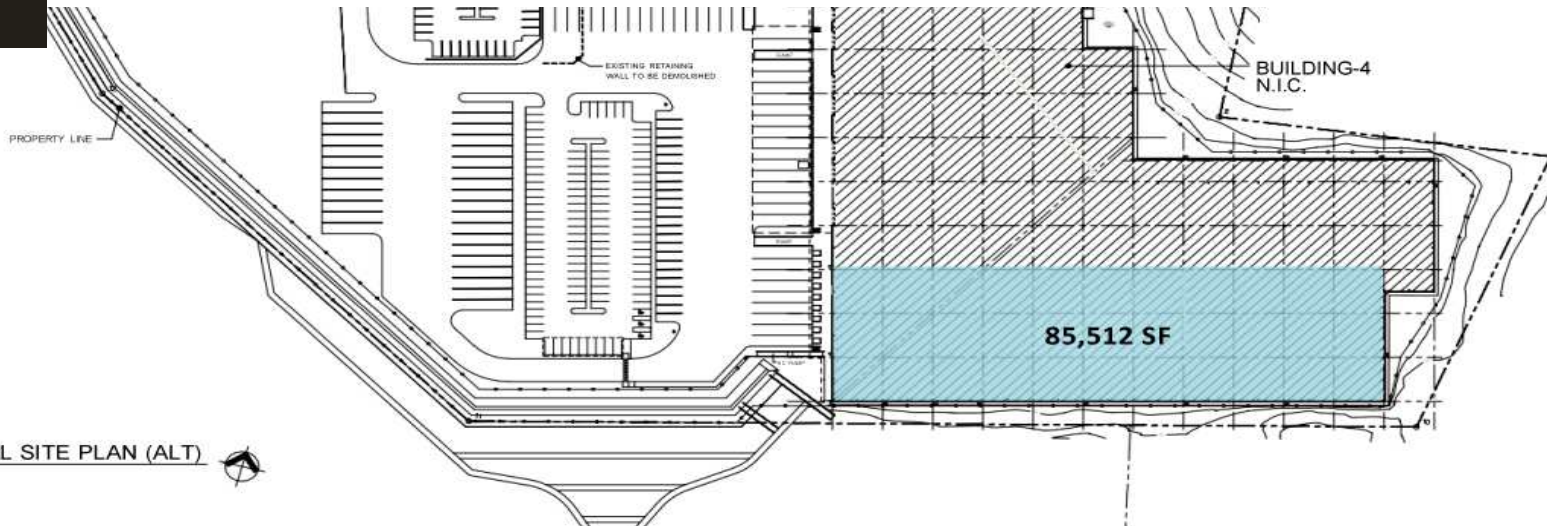
Just off Puerto Rico's main Highway 22, the area offers convenient access to major transportation routes and a diverse range of amenities to support your industrial, warehouse, or distribution needs. With its strategic position and close proximity to urban centers, the location presents an ideal setting for your operational expansion. Approximately 15 miles west of the San Juan Port, strategically positioned for efficiency, it offers a counter-commute route, just 20 minutes from San Juan and 4 miles from Dorado.

PROPERTY HIGHLIGHTS

- FTZ with 24hr manned security
- Ceiling Height: 17' - 35'
- 350' of cement loading platform, 21' deep with dock levelers and covered metal canopy
- Fire sprinklers and fire alarm throughout
- Parking for autos, trucks and containers
- Bonded trailer yard



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	85,512 SF	Lease Rate:	Contact for information

AVAILABLE SPACES SUITE

LEASE TYPE LEASE RATE DESCRIPTION

			Rectangular Space with 11 loading docks and Free Trade Zone denomination.
■	85,512 SF Space in Vega Alta Warehouse	NNN	\$11.00 SF/yr
			Concrete Building / 85,512 SF rectangular space, open layout space with ceiling height of 31ft and 11 Dock High Doors, Free Trade Zone and ample yard space, just off Puerto Rico's main Highway PR-22, in Vega Alta. Approximately 15 miles west of the San Juan Port, strategically positioned for efficiency, it offers a counter-commute route, just 20 minutes from San Juan and 4 miles from Dorado.

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