

Excellent location, right in Aguadilla Industrial sector; near the second largest Airport on the Island. The Property is easily accessed by way of State Road No. #2, only 10 minutes from Rafael Hernández Airport and the Bldg. and is useful for all kind of Industrial or commercial use



State Road 110N Km 5.8 San Antonio, Aguadilla, Puerto Rico

ARDC BUSINESS CENTER
Premium Flex/Commercial Space

Gross Building Area: 328,381 SF
Land: 57.79 cuerdas (56.16 acres)
or 227,137.56 square meter



SITE SUMMARY • ARDC BUSINESS CENTER



PROPERTY OVERVIEW

- 138,753 Sq Ft. Flex Building 1
- 133,097 Sq Ft. Flex Building 2
- 56,531 Sq Ft. Warehouse Building 3
- Gross Building Area: 328,381 SF
- Land: 57.79 cuerdas (56.16 acres) or 227,137.56 sq. meter
- Parking: 858 spaces on asphalted pads
- Zoning I-1 (Industrial)
- Ceiling Height: 14.6 feet in manufacturing & office Bldg.; 26.5 feet at warehouse Bldg.



PROPERTY: ARDC BUSINESS CENTER Currently Undergoing Complete Remodel



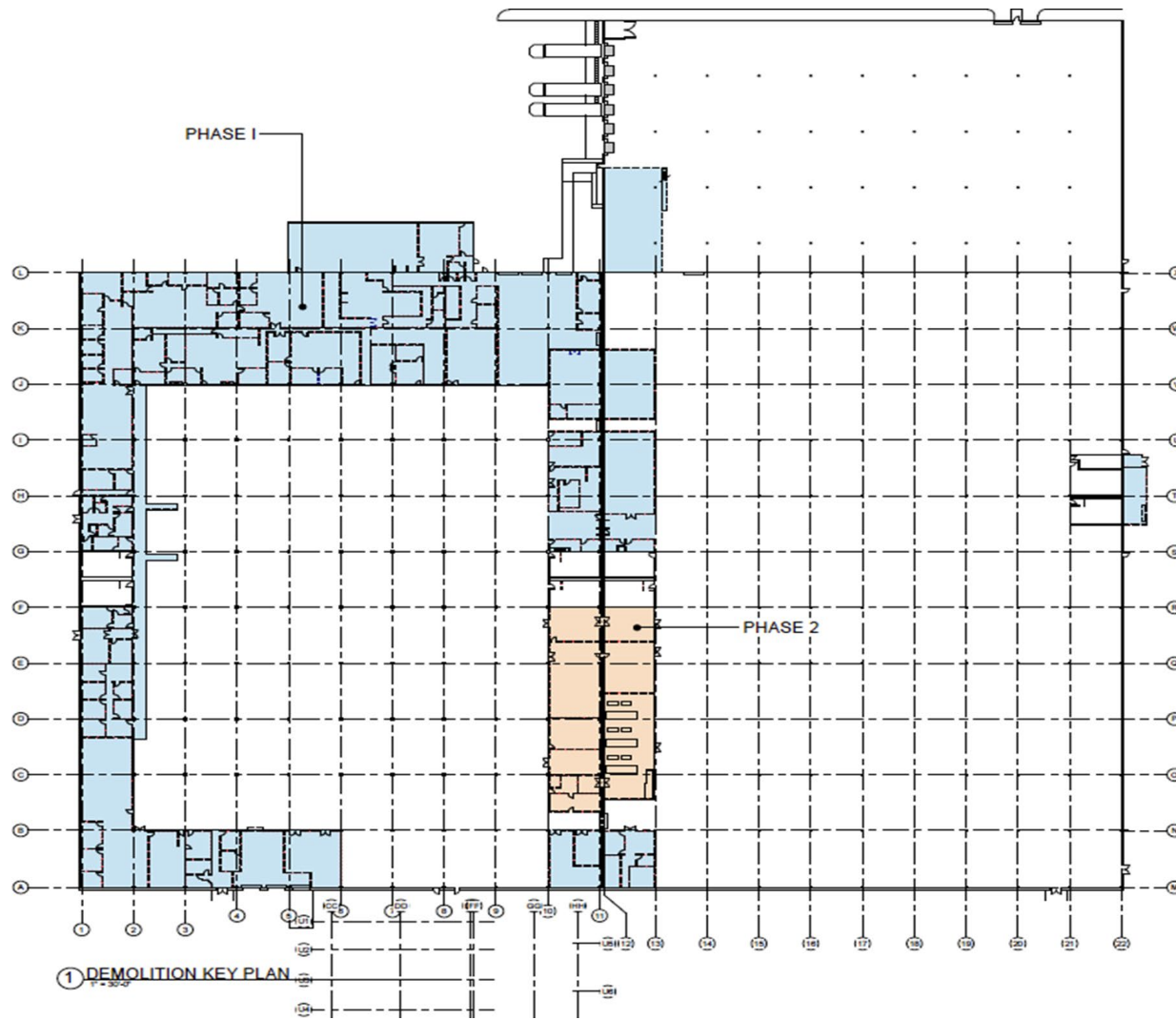
The building is undergoing extensive renovations that include:

- Installation and repair of a new roof
- Replacement of windows
- New electric sub-station
- Interior and exterior painting
- Resurfacing of the parking area with new line markings
- New landscaping features

BUILDING SPECIFICATIONS: Reinforced concrete & structural steel frame construction Refurbished sprinkler system & renovated emergency back-up generator Renovated mechanical and electrical rooms with current code compliance Refurbished potable water distribution infrastructure

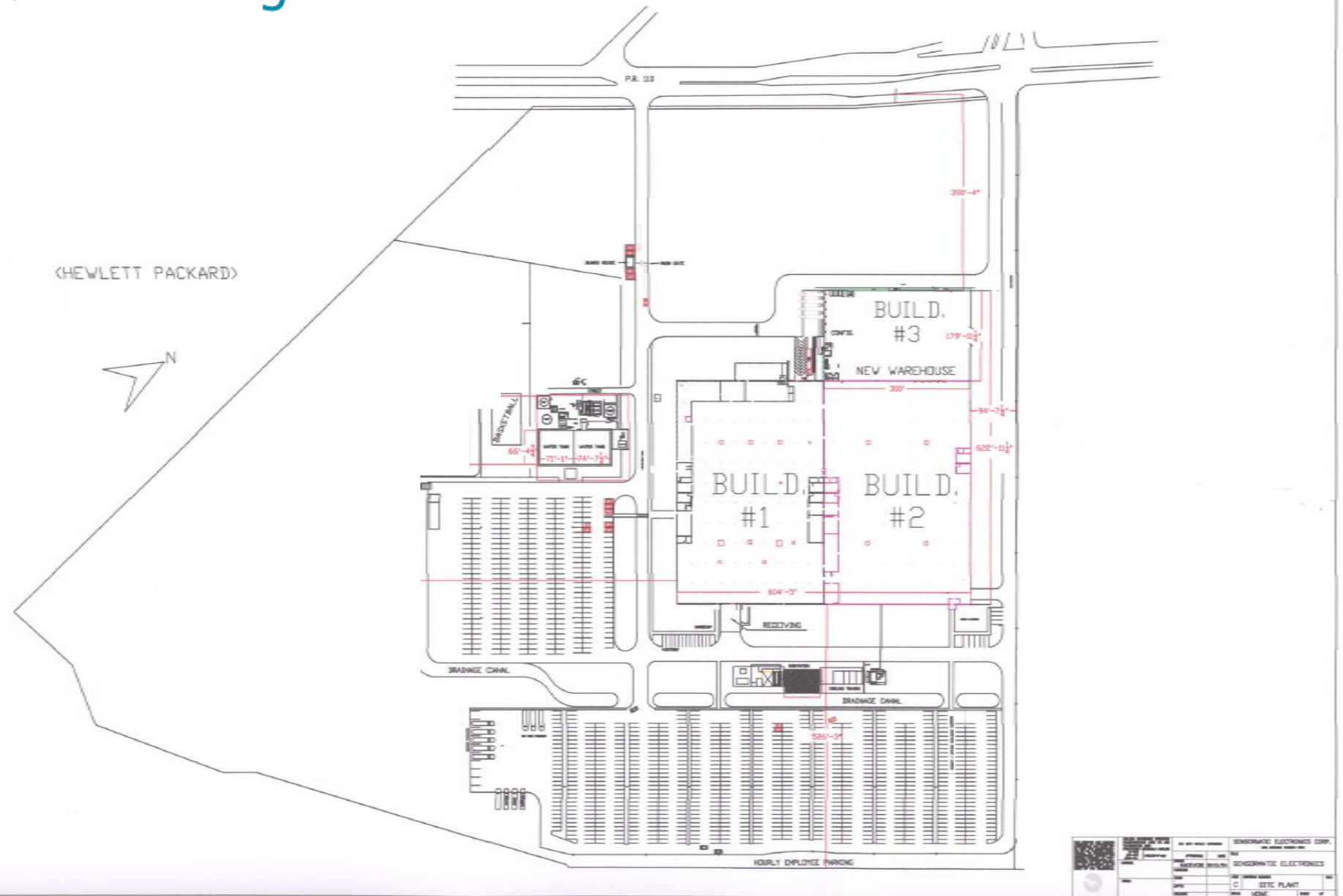


Site Building Plan:

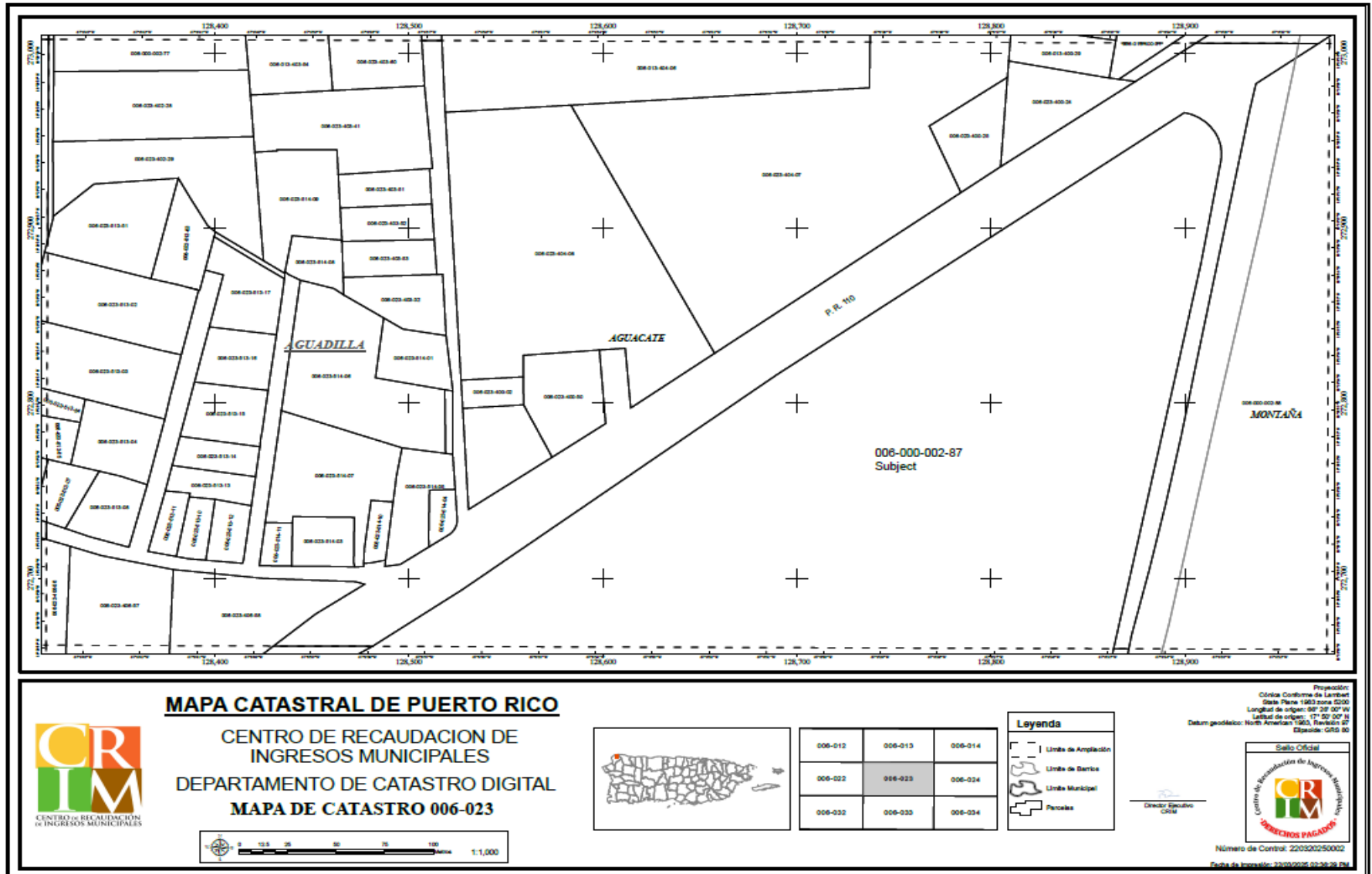


Site Plan:

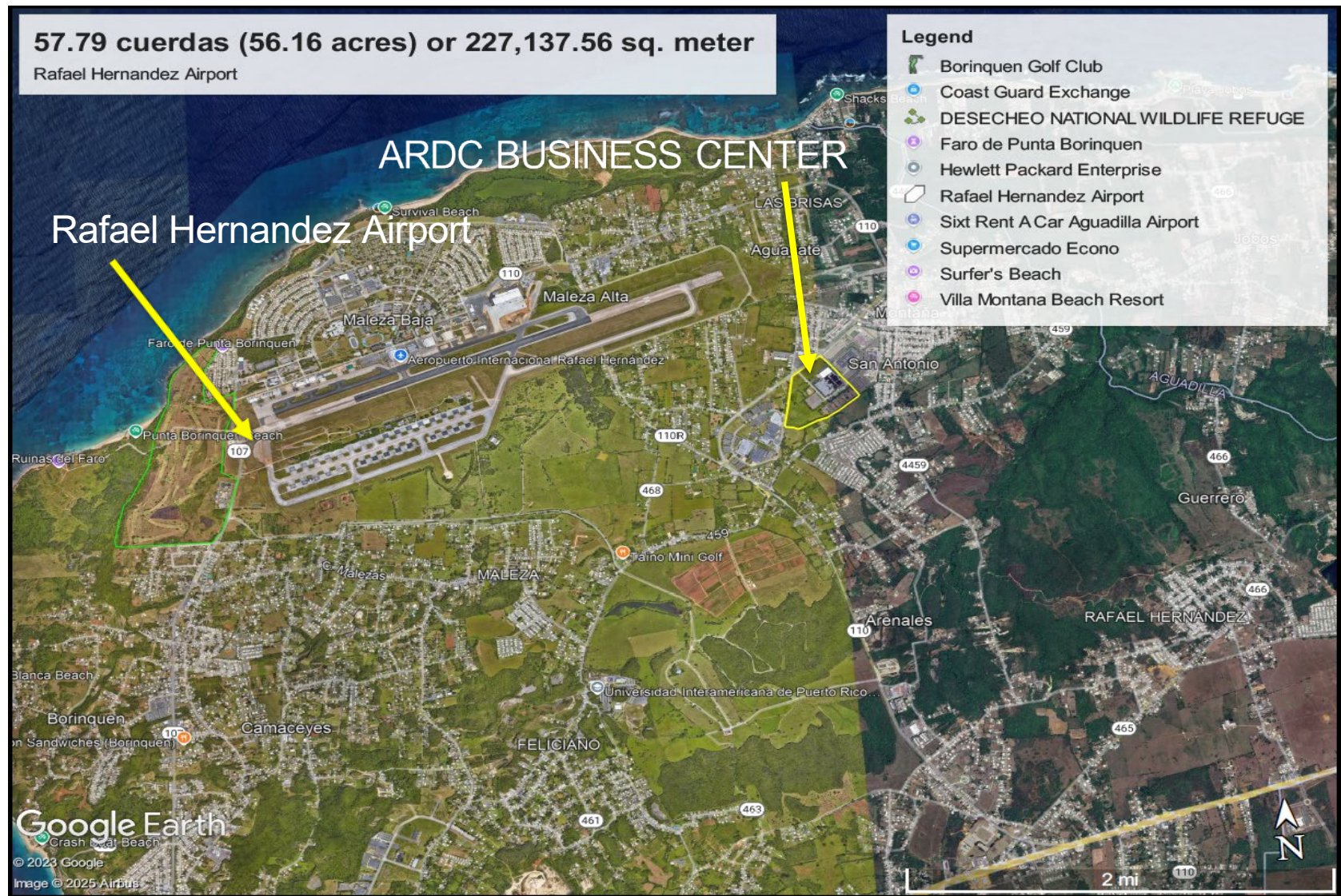
Site Building Plan:



Property Tax Code “CRIM” MAP: ARDC BUSINESS CENTER



Location MAP: ARDC BUSINESS CENTER



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