



MARTÍN GONZÁLEZ **CAROLINA WAREHOUSE**

Industrial Property For Lease

EMILIO L. FAGUNDO C-17305

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Martín González
CAROLINA WAREHOUSE



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	41,615 SF
Available SF:	20,198 SF
Number of Units:	2
Zoning:	I- Industrial

PROPERTY OVERVIEW

Commercial property for lease at Martín González, Carolina, PR, 00987. This exceptional space features soaring 30' ceilings and a column-free interior, providing limitless potential for layout and design. Equipped with fully functional built-in offices, an emergency backup generator, and ample exclusive parking for cars and containers, this property offers unparalleled convenience and reliability. Enjoy seamless access to PR-3 and PR-66, making transportation a breeze. This is an opportunity not to be missed.

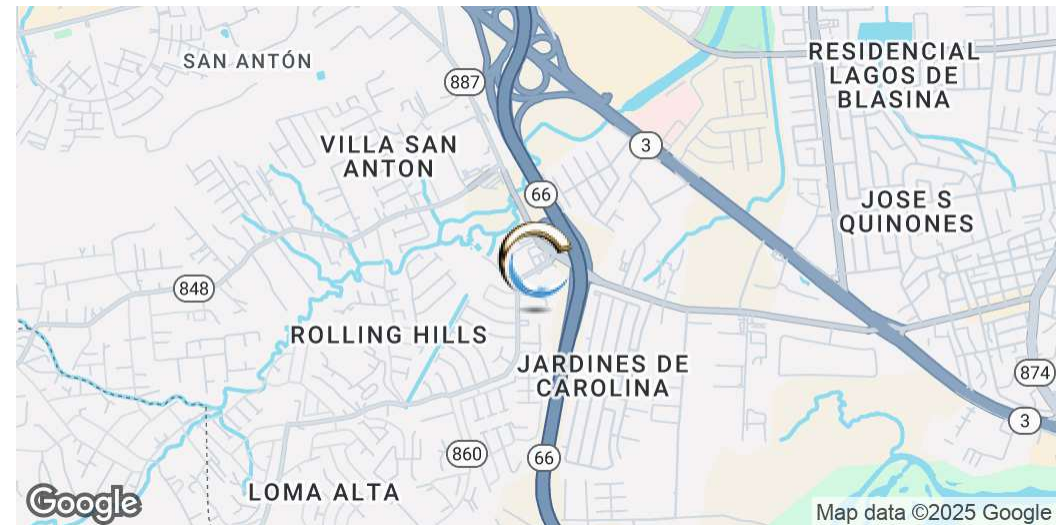
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LOCATION DESCRIPTION

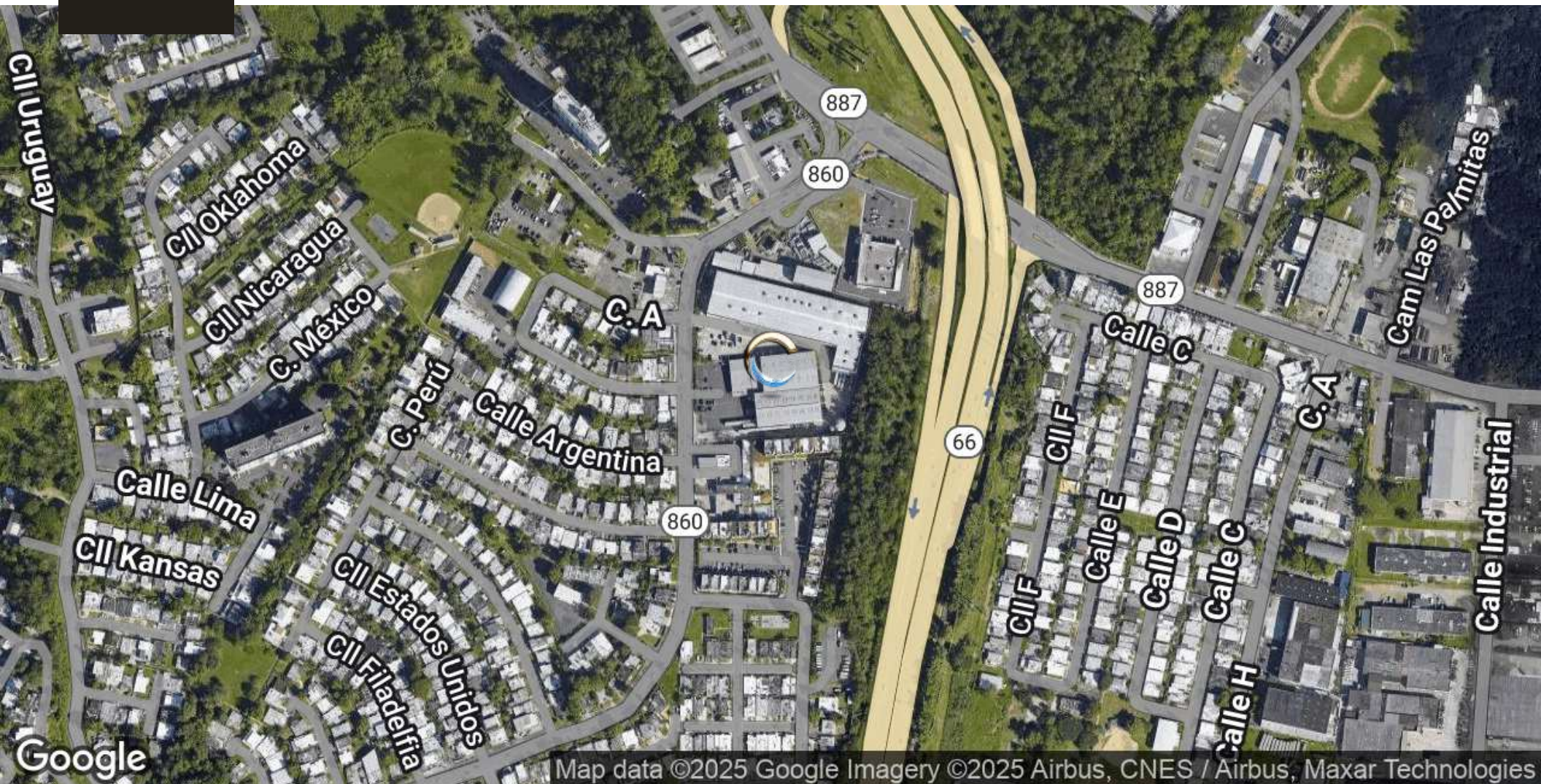
A prime location for your industrial/warehouse/distribution needs. Nestled in the heart of Martín González, this commercial hub offers easy access to major transportation routes, including PR-887 and PR-3, making it an ideal choice for businesses seeking seamless logistical operations. Nearby, the Luis Muñoz Marín International Airport and the Port of San Juan provide invaluable connectivity for import and export activities. Discover the potential of Carolina Warehouse for your operational needs.

PROPERTY HIGHLIGHTS

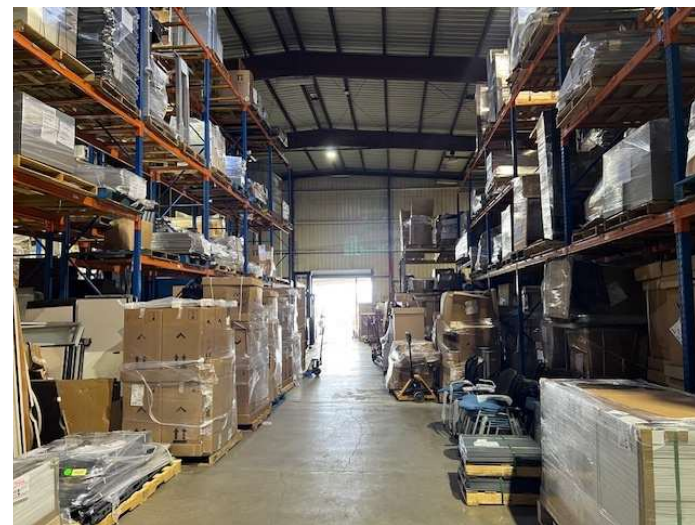
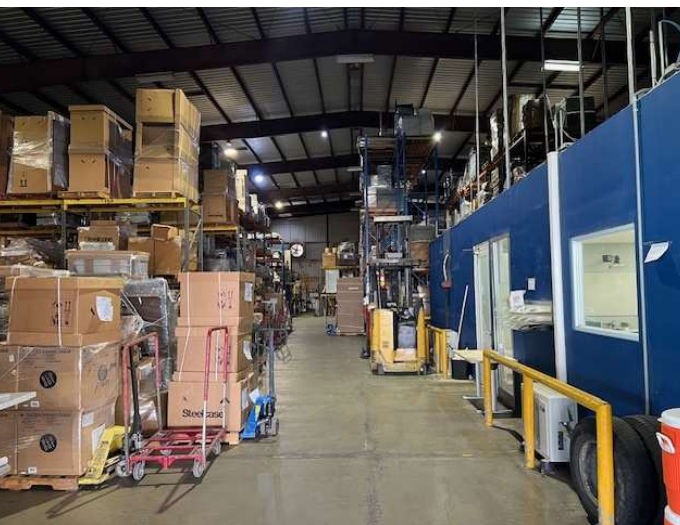
- 30' ceilings
- No internal columns
- Fully functional built-in offices
- Emergency back up generator
- An ample exclusive area to park cars and containers
- Easy access to PR-3 and PR-66



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