



PR-189, GURABO, PR 34,000 SF GURABO INDUSTRIAL WAREHOUSE

Industrial Property For Lease

EMILIO L. FAGUNDO C-17305

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OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	157,073 SF
Available SF:	34,000 SF
Lot Size:	11 Acres
Year Built:	2007
Zoning:	I-P

PROPERTY OVERVIEW

This industrial facility, situated on PR-189 in Gurabo, Puerto Rico, offers an exceptional opportunity for diverse industrial operations. Zoned I-P, the property includes move-in ready office spaces as well as flexible manufacturing and warehouse areas, featuring ceiling heights of 26' in one section (67%) and 40' in another (33%) to meet various operational requirements. Additionally, the expansive 8-acre parcel provides ample space for parking and trailer storage, making it ideal for logistics and transportation needs. With its strategic locations and comprehensive features, this facility presents an excellent solution for business looking to expand their office and industrial capabilities.

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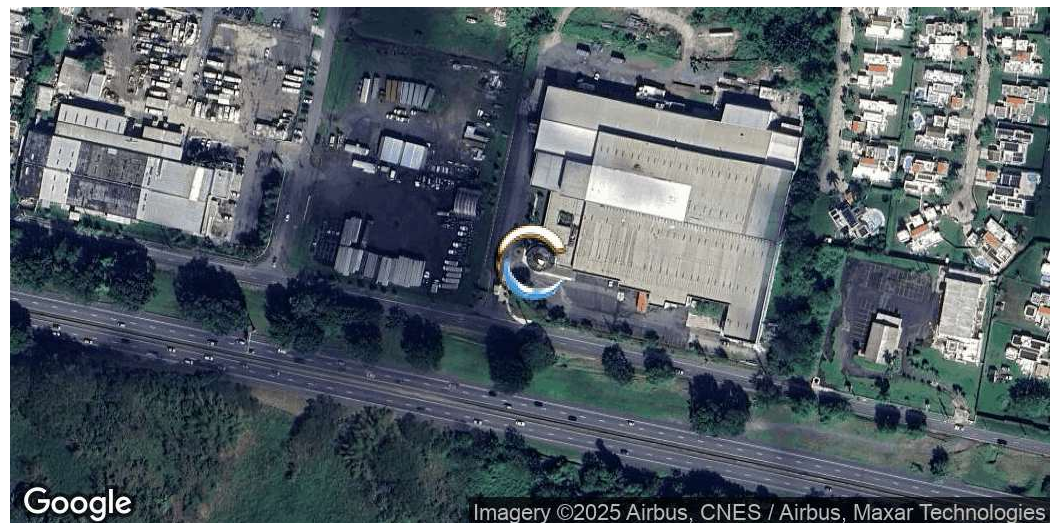
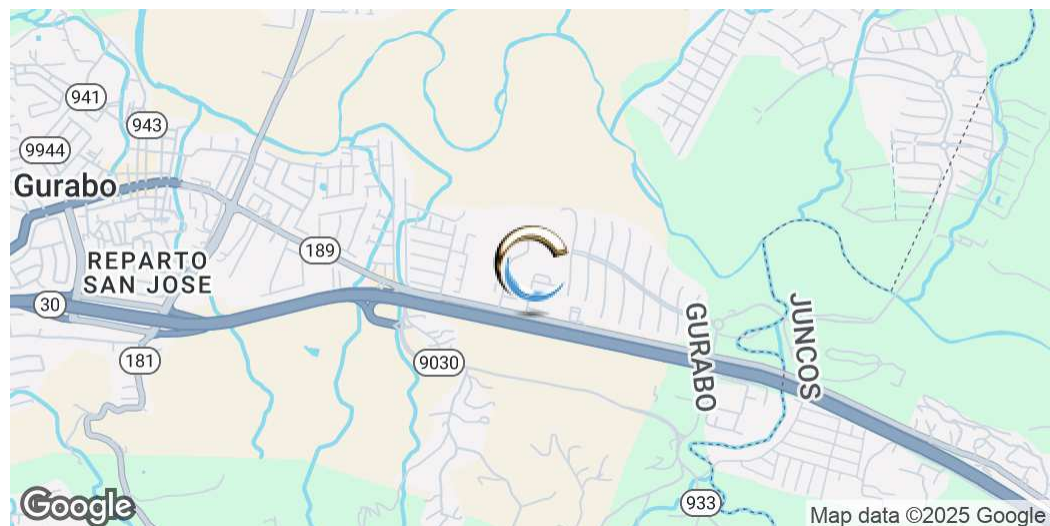
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LOCATION DESCRIPTION

Located on Road #189 in Gurabo, Puerto Rico, this industrial facility benefits from immediate access and excellent visibility to Cruz Ortiz Stella Expressway (PR-30). It is conveniently situated approximately 15 miles from both the San Juan-Metro area and Palmas del Mar in Humacao. The surrounding neighborhood offers a mix of residential communities, manufacturing facilities, shopping centers, and schools, enhancing the area's appeal. Notable nearby landmarks include major companies like Johnson & Johnson, Amgen, and Merck, as well as Plaza Centro mall and Universidad del Turabo.

PROPERTY HIGHLIGHTS

- 3,500 KVA capacity
- Emergency Generator
- Water Cistern
- Ample Parking
- Perimeter Fence
- 24/7 Control Access with Security Guard

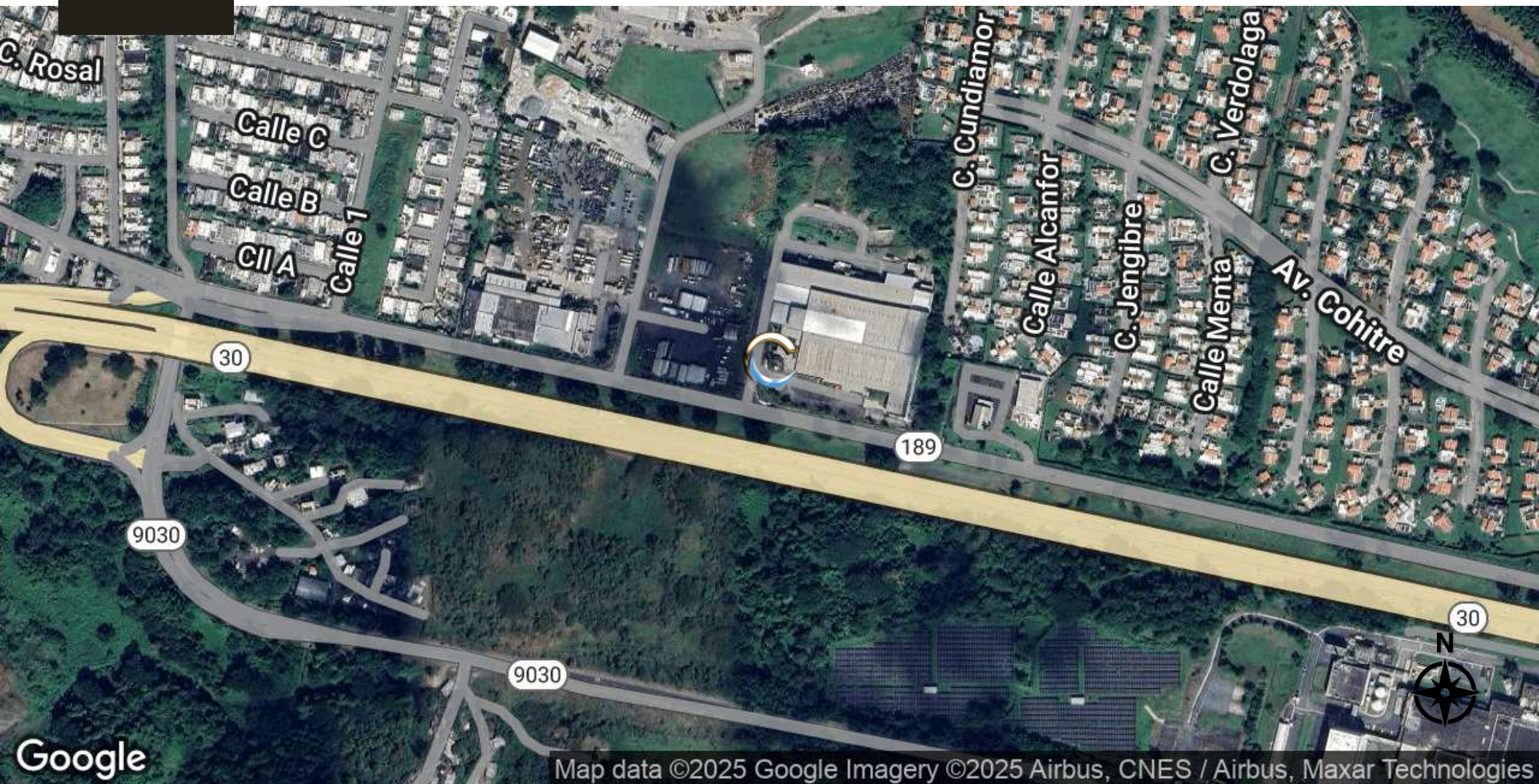


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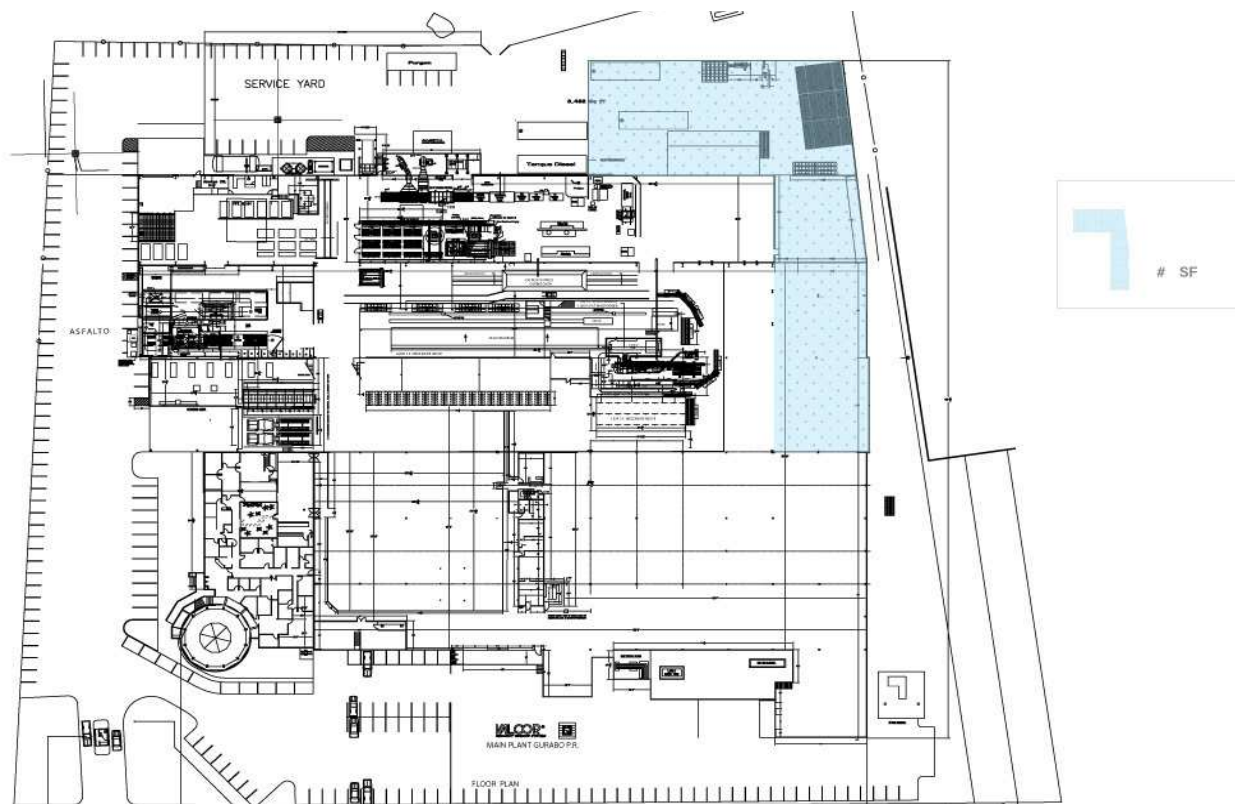
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LEASE INFORMATION

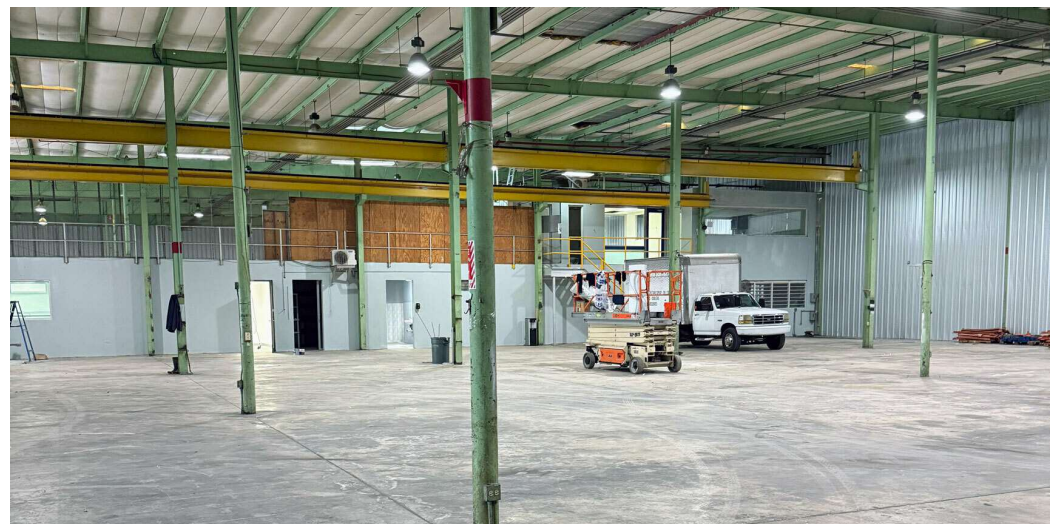
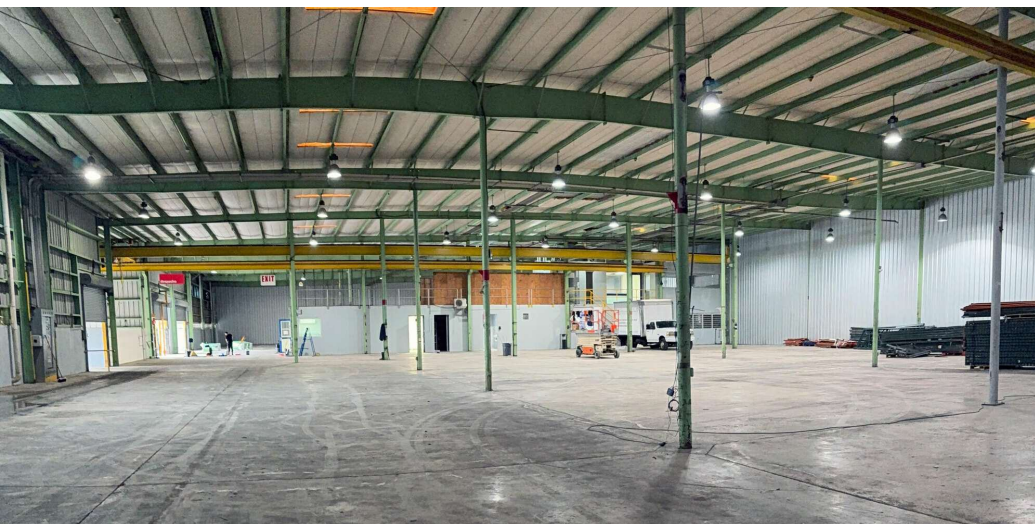
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	34,000 SF	Lease Rate:	\$9.00 SF/yr

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