



LOT B, AMELIA DISTRIBUTION CENTER, PR-165, CORNER WITH AMELIA ST., LOT B AMELIA DISTRIBUTION CENTER (WEST ANNEX)



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	14,411 SF
Available SF:	14,411 SF
Zoning:	I-L (Light Industrial)
Market:	San Juan Metro
Submarket:	Guaynabo

PROPERTY OVERVIEW

With 14,411 square feet of space, this property features modern and professional office spaces, high-speed internet, and advanced security systems. Its strategic location in the heart of Guaynabo offers convenient access to major transportation routes and public transit, making it an ideal hub for businesses. The flexible floor plans, 19' ceiling height, and a 2,540 square foot mezzanine space provide versatility to accommodate a variety of business needs. With a professional property management team on-site, this property offers a seamless and productive work environment.

EMILIO L. FAGUNDO C-17305

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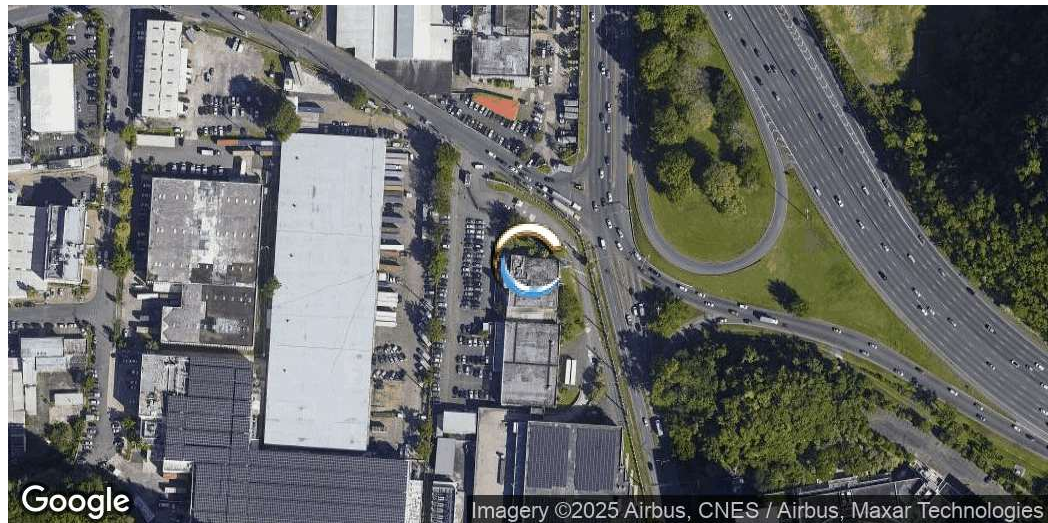
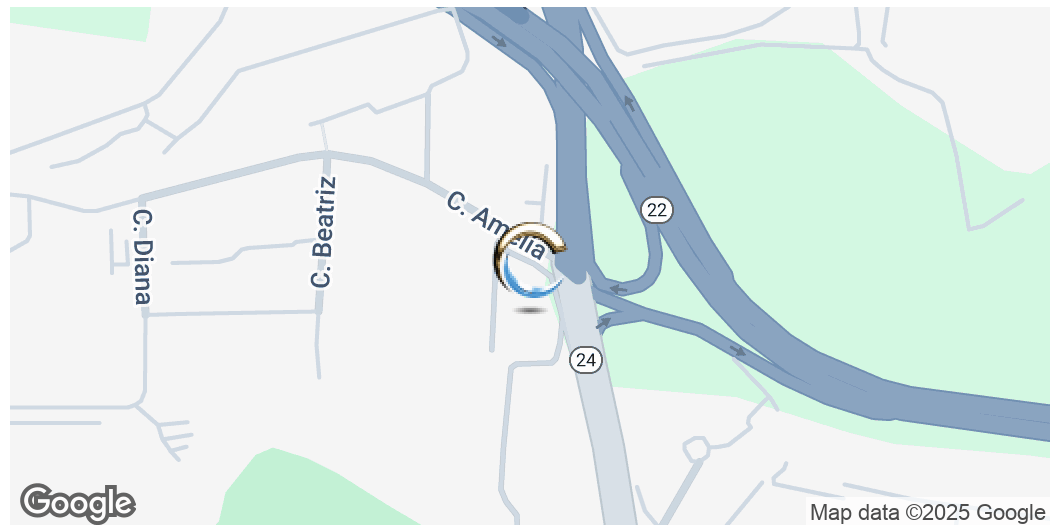
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LOCATION DESCRIPTION

Discover the vibrant San Juan Metro market surrounding the property at PR 165, Corner with Amelia St., Guaynabo, PR, 00968. This bustling area offers an array of conveniences and attractions tailored to meet the needs of Flex Industrial Space / Office Building tenants. Enjoy direct access to PR-22 Highway, one of the Island's principal routes, and easy access to a variety of dining options, retail destinations, and recreational facilities, providing an ideal work-life balance. Nearby points of interest include the prestigious San Patricio Village, Plaza Las Américas Shopping Center, and all the amenities of one of the main urban markets in the Island. Embrace the energy and potential of this thriving commercial hub.

PROPERTY HIGHLIGHTS

- GLA 14,411 sf.
- Prime location in the heart of Guaynabo
- Modern and professional office spaces
- High-speed internet and advanced security systems
- Flexible floor plans to accommodate various business needs
- Professional property management team on-site
- Close proximity to major transportation routes and public transit
- 2,540 sf. Mezzanine Space
- 19' Height to Beam



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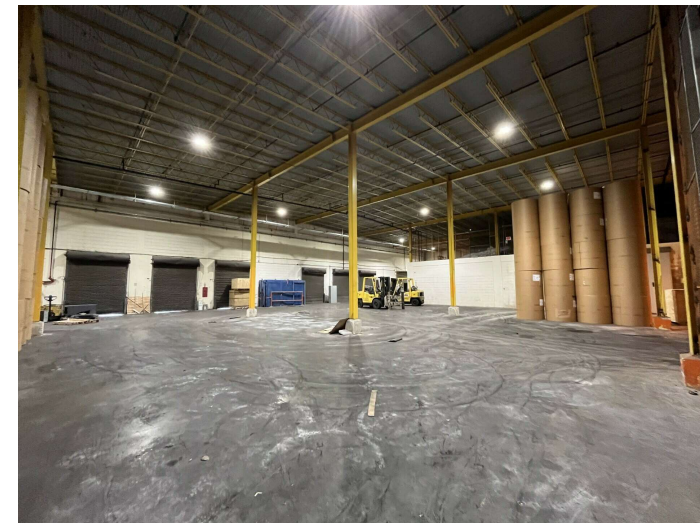
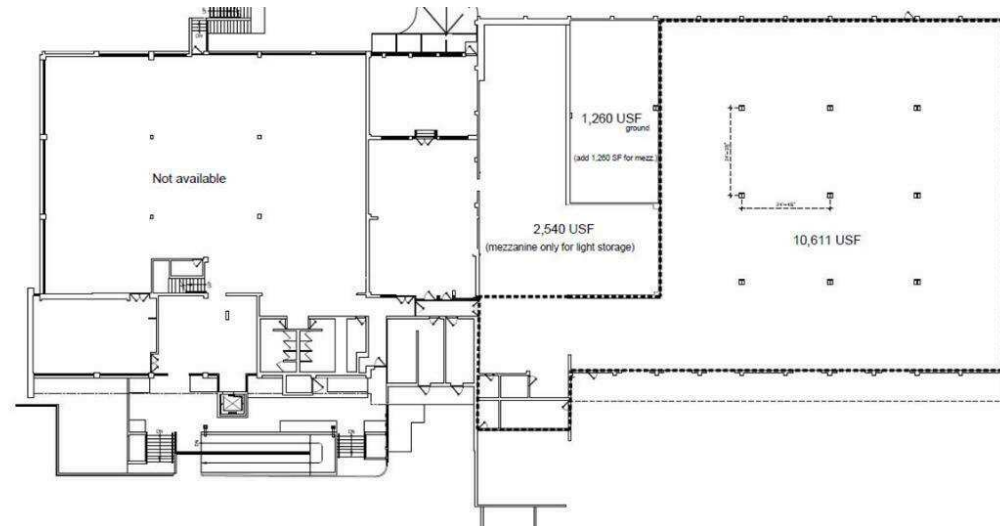
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