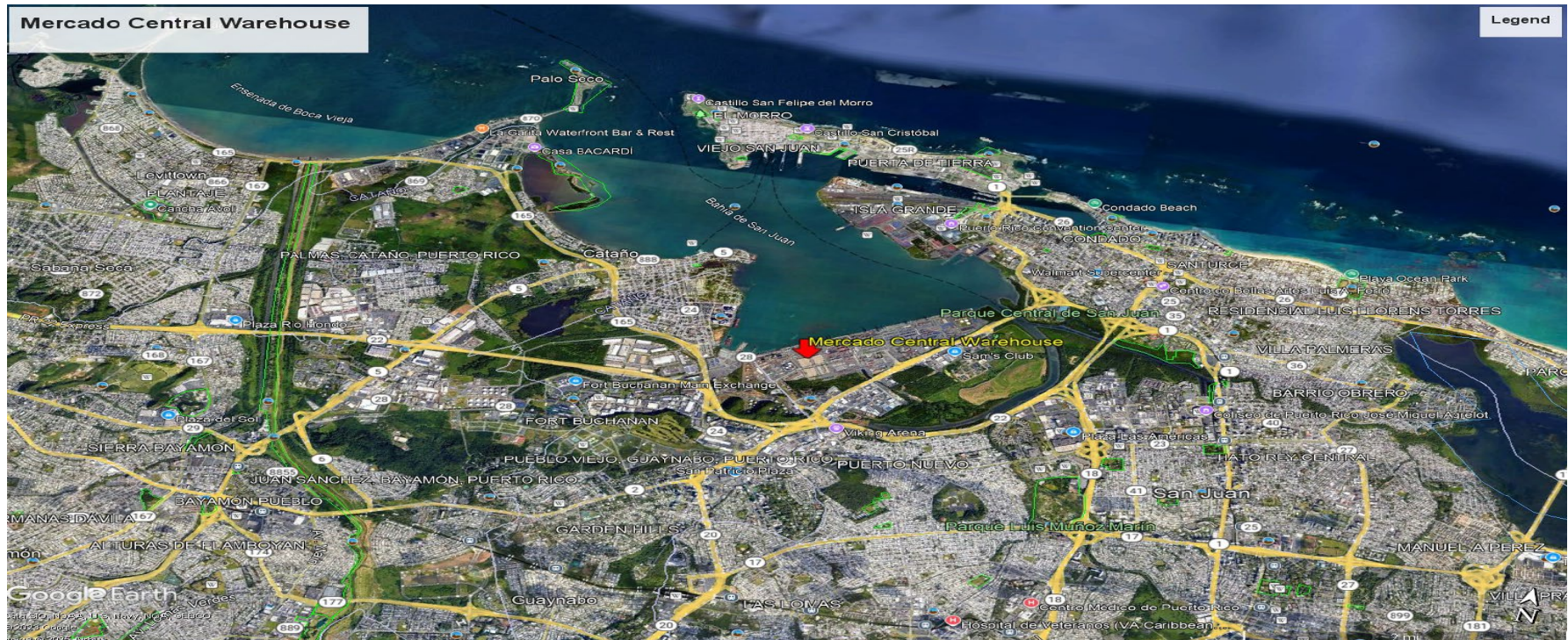


Mercado Central Warehouse Bldg. The Port Zone of Puerto Nuevo



**Edificio C #1229, Kennedy Ave. Area
Puerto Nuevo, Puerto Rico**

**35,000 +/-square feet: Warehouse Space
And another 10,000 Sq. Ft. Warehouse Space**



PROPERTY OVERVIEW

- Total Building Size: 135,000 +/-square feet: Warehouse Space
- Available Space: 34,000 - 35,000 SF with 1443 office show room on 1st. Floor with kitchenette and 6,697 Sq. Ft. mezzanine Sq. Ft. of office space approx.
- Location: The Port Zone of Puerto Nuevo Bldg. C #1229, Kennedy Ave. Area, Puerto Rico
- GPS: 18°25'39.10"N, - 66° 6'3.04"W

BUILDING SPECIFICATIONS

- Ceiling Height: 37' at center
- Loading Docks: 10
- Zoning: I-1 (Industrial)

SITE SUMMARY • Mercado Central Warehouse Bldg.



The Port Zone of Puerto Nuevo: The Puerto Nuevo port area or maritime zone, which is an important shipping and cargo handling area located in San Juan, Puerto Rico. It's one of the primary port facilities on the island and handles a significant portion of Puerto Rico's maritime commerce.

PROPERTY HIGHLIGHTS

CURRENT IMPROVEMENTS

The building is undergoing extensive renovations that include:

- Installation of a new roof
- Replacement of windows
- Addition of two new bathrooms
- Establishment of a new electric sub-station
- Interior and exterior painting
- Resurfacing of the parking area with new line markings
- New landscaping features
- Installation of a perimeter fence

Completion is anticipated within six months.

LEASE

- Lease Base Rate: \$12.00 per square foot (Triple Net)
- Security Deposit: Equivalent to two months' rent

ESTIMATED ANNUAL EXPENSES

- Real Estate Taxes (CRIM): \$14,000
- Property Insurance: \$5,000



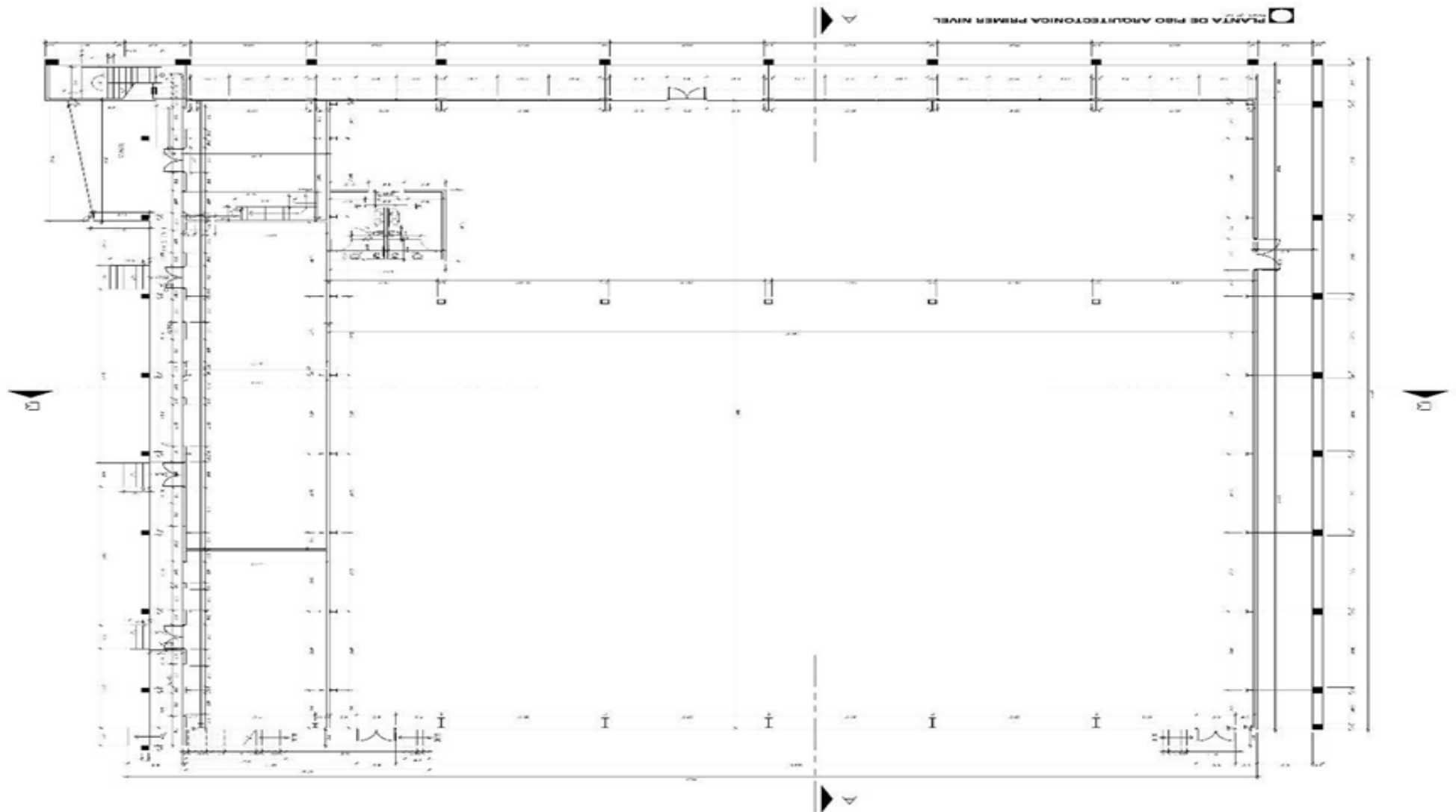
Interior Loading area



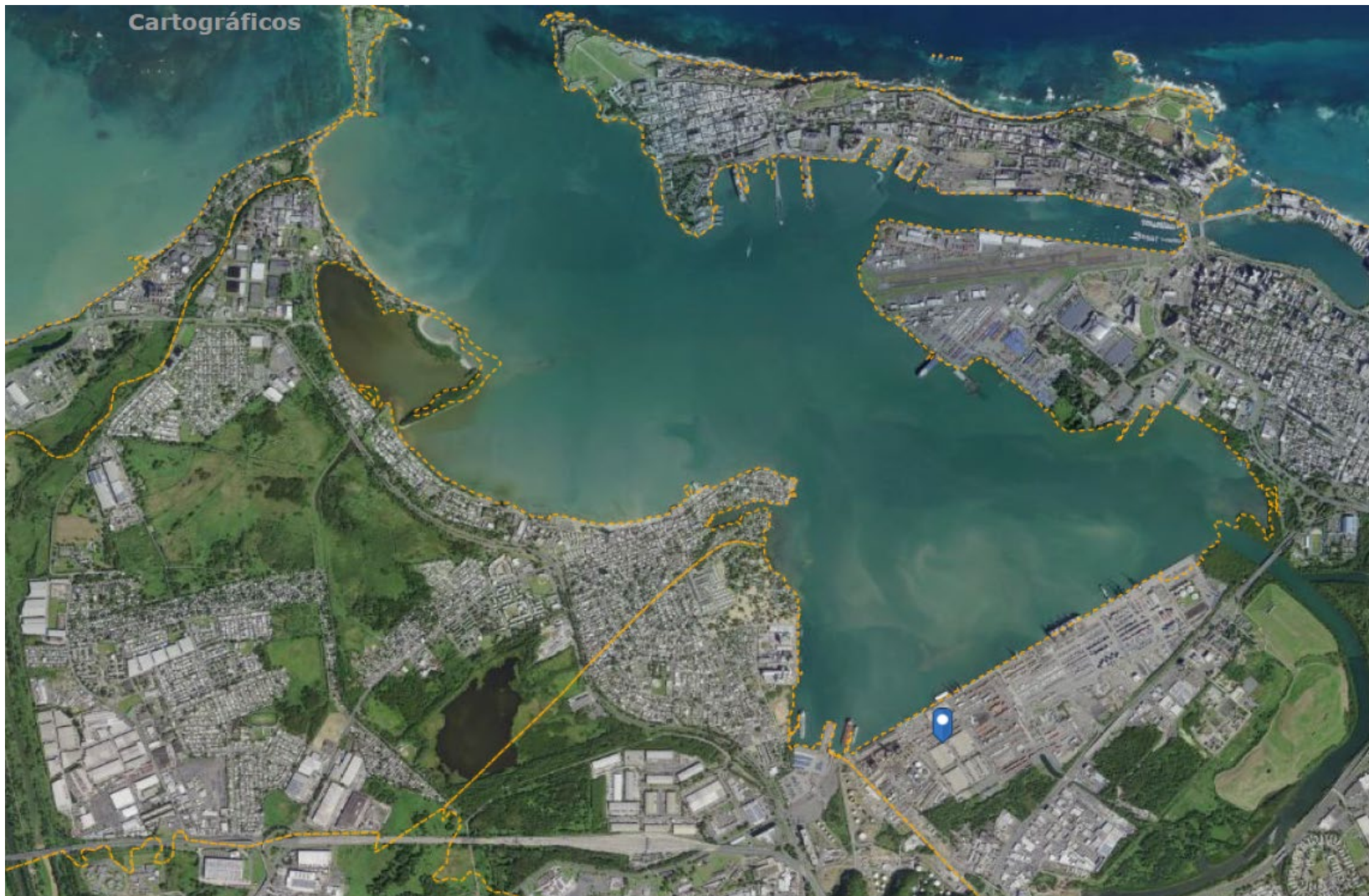
10,000 Sq. Ft. Warehouse Space



Ground Level Plan:



Aerial:



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