

# For Sale or Lease

## Light Industrial Land

PR-867 Corner with Campanilla Ave | Toa Baja, PR



\*Information deemed reliable but not guaranteed

## PROPERTY SUMMARY

PR-867 Corner with Campanilla Ave | Toa Baja, PR



### Property Summary

Lot Size:	106,120 SM Aprox 27 Cuerdas Aprox
Frontage	PR-867 & Campanilla Ave
Zoning:	I-L (Light Industrial) 46% C-R (Conservation) 54%
APN:	038-000-008-13-000
Topography	Level
Flood Zone	AE (100%)
Condition	Vacant Land

### Property Overview

Land parcel located in Barrio Media Luna, Toa Baja, Puerto Rico. The property consists of a single, contiguous tract with predominantly level topography and defined frontage along two public corridors. The site totals  $\pm 27.00$  cuerdas ( $\pm 106,120.83$  square meters), of which approximately  $\pm 12.4$  cuerdas are zoned I-L (Light Industrial) and  $\pm 14.6$  cuerdas are zoned C-R (Conservation). The highest and best use of the property is light industrial development, subject to zoning, environmental, and regulatory compliance. The parcel is currently vacant and unimproved, with some existing paved areas.

### Location Overview

The property is located within the Municipality of Toa Baja, in the Media Luna sector. The site is bounded by PR-867 to the north and Campanilla Avenue to the west, providing clear physical boundaries and frontage along both corridors. The surrounding area includes a mix of industrial, commercial, and residential uses, with established industrial activity along nearby corridors in the Media Luna and Sabana Seca submarkets.

## PROPERTY PHOTOS

PR-867 Corner with Campanilla Ave | Toa Baja, PR



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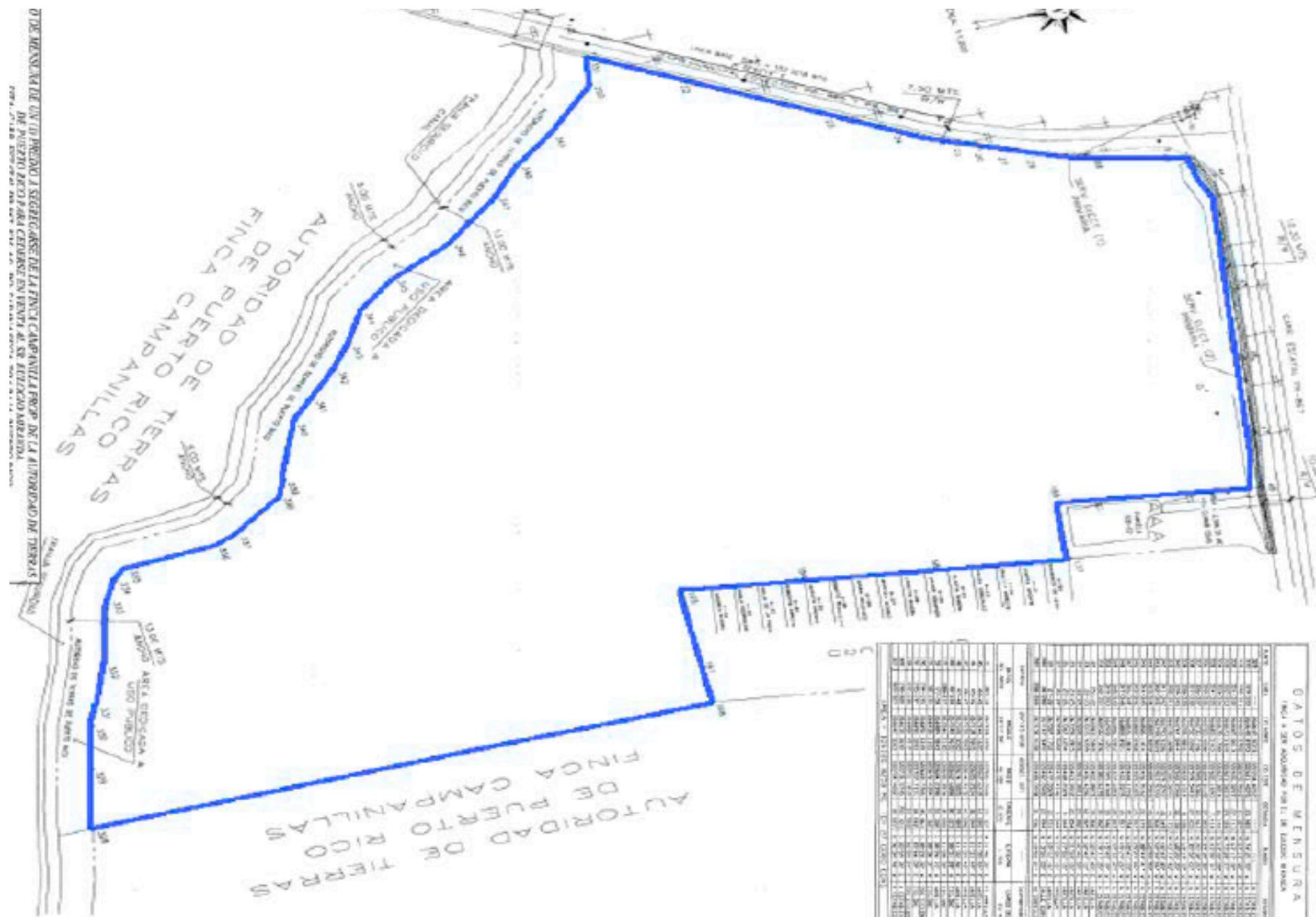
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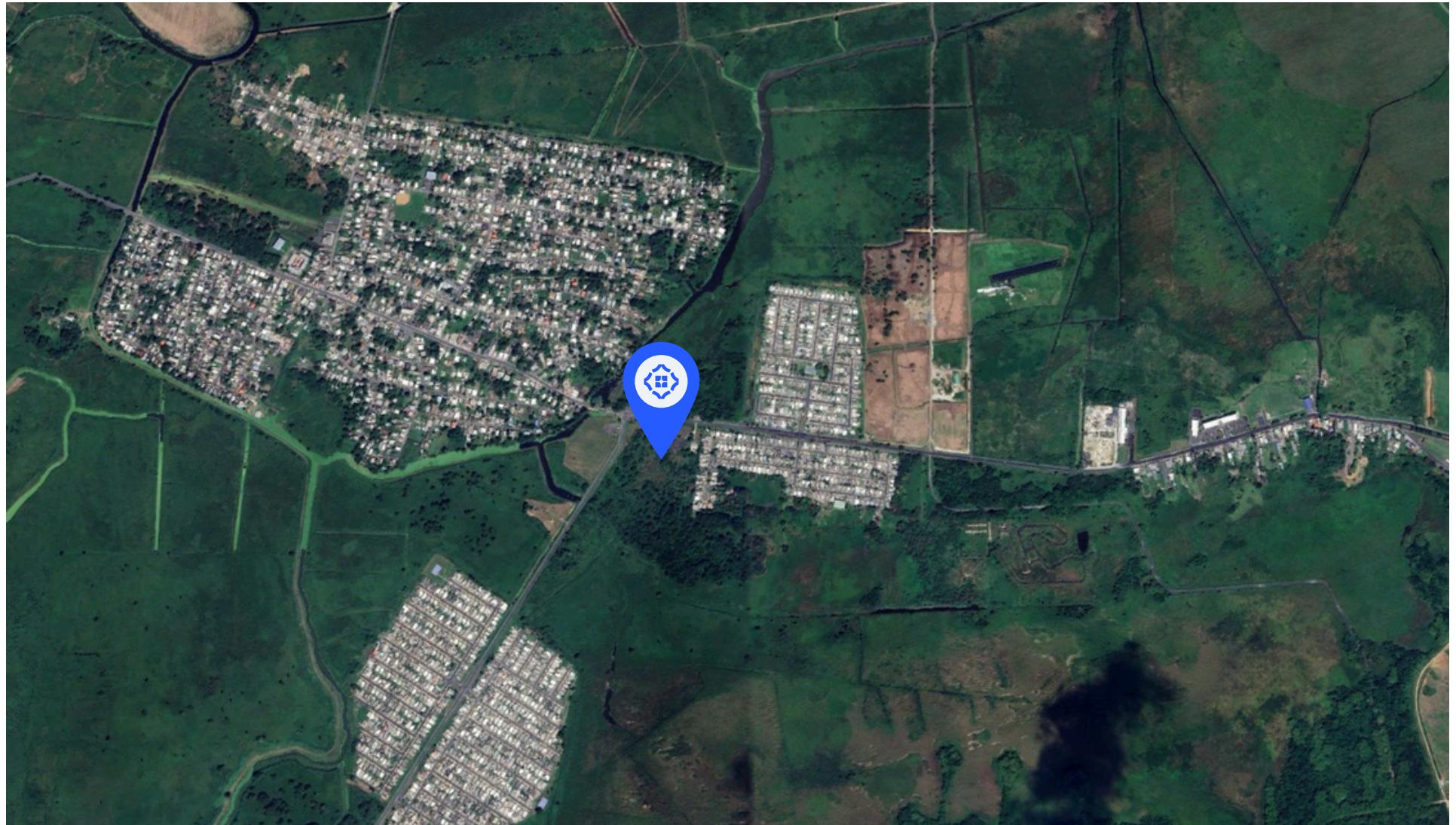
## PROPERTY SURVEY

PR-867 Corner with Campanilla Ave | Toa Baja, PR



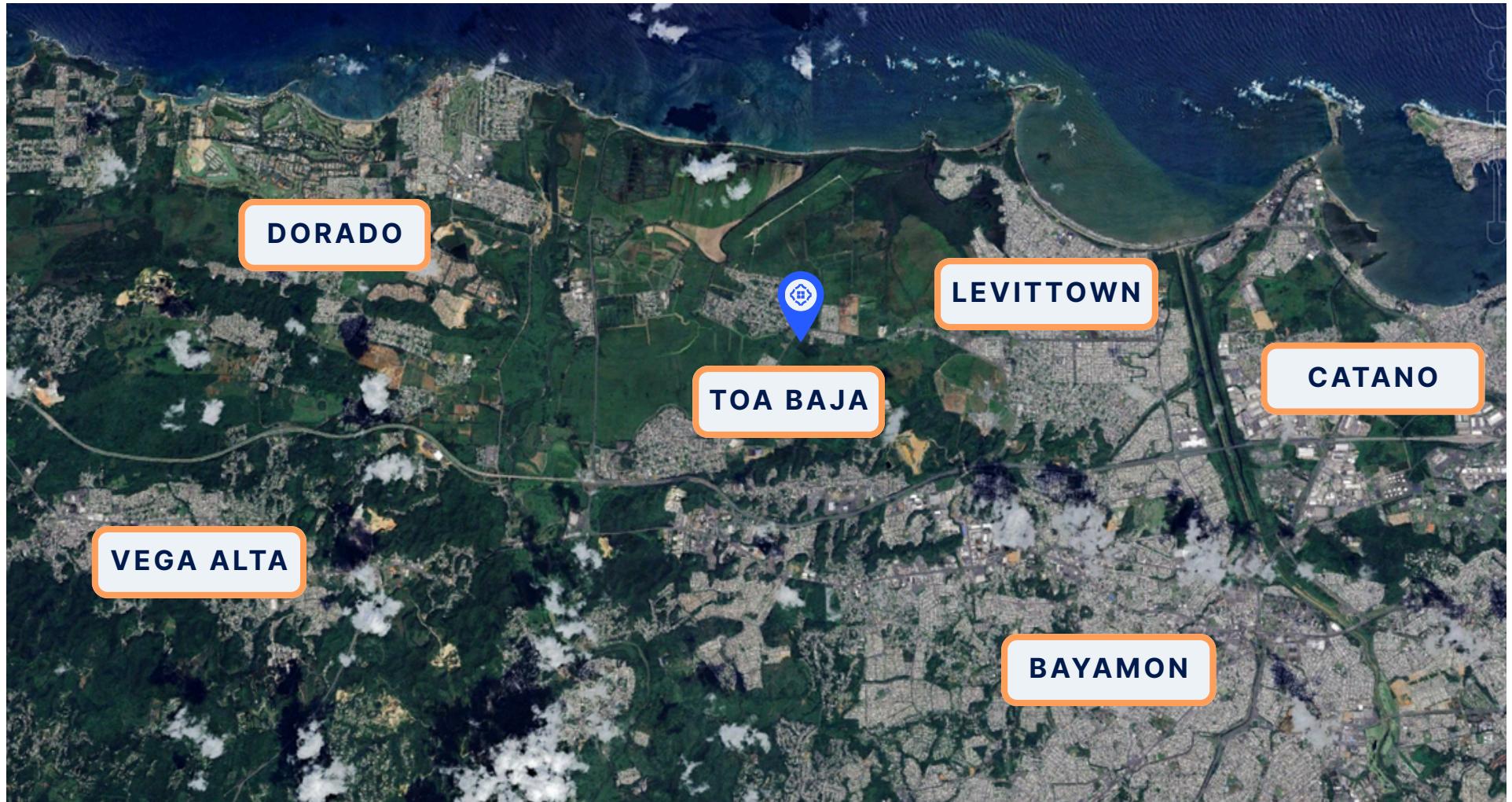
## AERIAL MAP

PR-867 Corner with Campanilla Ave | Toa Baja, PR



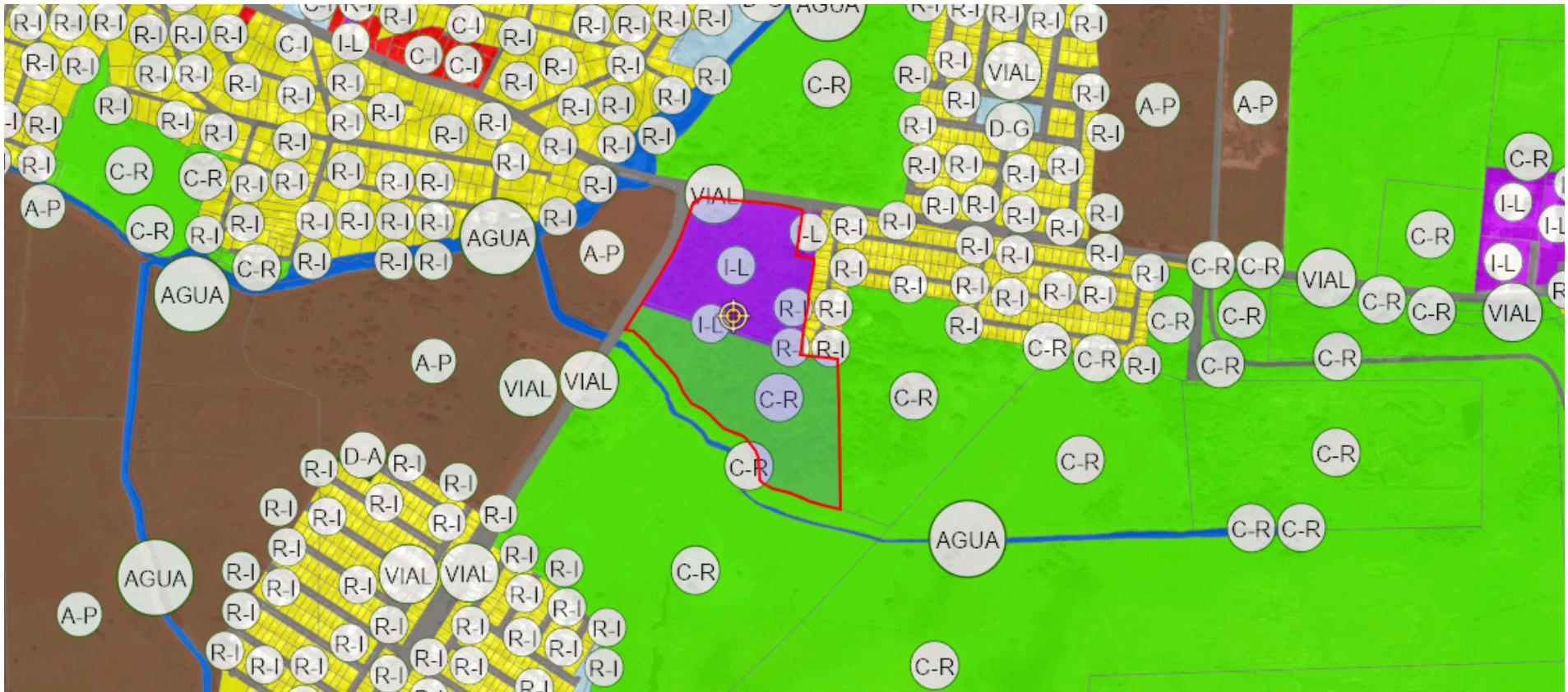
## AERIAL MAP

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## ZONING

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### I-L — Light Industrial (46%)

The Light Industrial (I-L) zoning designation supports modern, low-impact industrial operations in an organized and functional setting. This district is well suited for businesses seeking efficient space for production, assembly, warehousing, or related activities within a planned industrial environment.

### C-R — Resource Conservation (54%)

The Resource Conservation (C-R) zoning designation is dedicated to the protection and preservation of natural resources. Areas within this district are intended to maintain environmental integrity, safeguard sensitive lands, and promote long-term conservation values. This portion provides a natural buffer and long-term environmental protection, supporting responsible site planning and regulatory compliance.

Permitted uses are subject to applicable zoning regulations, environmental requirements, and governmental approvals.



### DIEGO SAMPSON, CCIM

CRE ADVISORY

REAL ESTATE BROKER | C-18627



With over a decade of experience in the commercial real estate industry, Diego Sampson has built a reputation for delivering value-driven results to a wide spectrum of clients, from start-ups to national corporations. Starting his career as a valuation analyst in Puerto Rico, Diego developed a solid foundation in property fundamentals, expense analysis, and market research, skills that continue to inform his work today.

As a licensed broker in both Puerto Rico and Florida, Diego specializes in helping businesses and investors seamlessly navigate these two key markets. He provides tailored solutions that align with client objectives, whether they are looking to acquire, sell, or lease properties. His portfolio includes a diverse range of transactions across retail, industrial, office, and mixed-use properties. He has successfully represented clients in high-profile deals in both Puerto Rico and Florida, consistently surpassing expectations.

Diego holds an electrical engineering degree from the Polytechnic University of Puerto Rico, which he leverages to bring a unique analytical approach to real estate, combining technical insight with market expertise. A Certified Commercial Investment Member (CCIM) and a Board Member of the Florida Central District CCIM Chapter, Diego is committed to advancing the real estate profession and creating long-term value for his clients.

In his personal time, Diego enjoys spending quality time with his family, traveling, playing golf, and perfecting his barbecue skills. He is passionate about connecting people with opportunities, always working with integrity and dedication to his clients' success.

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Sampson  
PO BOX 361781  
SAN JUAN PR 00936-1781  
Cell: 787-503-9288  
Cell: 407-724-1167  
diego@sampsonre.com

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PR-861, Km 2.7, Pajaros Ward | Bayamon PR



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