

Industrial Property | Cidra, Puerto Rico

I-L (Industrial Liviano) Zoning Verified



23,587 SF Main Building	5,523 SQM Land Area	4 Units Multi-Tenant	32+4 Parking Approved Spaces	I-L Zoning Verified Permits
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PROPERTY OVERVIEW

Industrial property in Cidra with verified Industrial Liviano (I-L) zoning and a layout that supports both owner-user operations and multi-tenant income strategy. Construction consists of steel-frame structure with concrete exterior and division walls, providing a functional layout for warehousing, light manufacturing, service operations, technical trades, distribution, and similar industrial uses. The I-L designation is supported by formal permitting history, materially reducing one of the primary risks in industrial acquisitions: uncertainty of permitted use.

KEY SPECIFICATIONS

Main Building:	23,587 SF (4 units)	Zoning:	I-L (Industrial Liviano)
Unit 1:	5,897 SF	Parking:	32 regular + 4 handicap
Unit 2:	5,887 SF	Loading:	Approved area on record
Unit 3:	7,907 SF	Power:	Three-phase electric
Unit 4:	3,896 SF	Meters:	Individual water & electric
Additional Structure:	912 SF	Access:	State road frontage
Land Area:	5,523 sq. meters	Condition:	Operational
Construction:	Steel frame / concrete walls	Permit Status:	Verified I-L use history

CURRENT INCOME PROFILE

The property currently has five rentable spaces, four of which are leased with one vacancy of approximately 8,000 square feet. Existing in-place income provides immediate cash flow with additional upside through lease-up of the remaining vacancy and future rent optimization.

OCCUPANCY SUMMARY

Total Rentable Spaces:	5
Currently Leased:	4 of 5 (80% occupied)
Vacant Space:	~8,000 SF (1 unit)
Current Monthly Rent (scheduled):	\$8,920.83
Current Annual Rent (scheduled):	\$107,050
Rent Includes:	CRIM contributions from 2 tenants
Upside Potential:	Lease-up of vacancy + rent optimization

OWNER FINANCE TERMS

Eligible Offers:	Full asking price only
Minimum Down Payment:	\$300,000
Interest Rate:	4.00% fixed
Maximum Term:	10 years
Other Offers:	Conventional and cash offers also welcome

ESTIMATED OWNER FINANCE PAYMENT

Down Payment:	\$300,000 minimum
Financed Amount:	Asking price less down payment
Rate / Term:	4.00% fixed / up to 10 years
Current Monthly Income:	\$8,920.83 (4 of 5 units leased)
Vacancy Upside:	Additional ~8,000 SF available for lease-up

WHY THIS PROPERTY

- Verified I-L zoning with formal permitting history eliminates use-risk uncertainty
- Four individually metered units allow flexible owner-user or multi-tenant strategies
- 80% occupied with in-place income from day one
- Three-phase power, approved parking, and state-road access ready for operations
- Steel-frame and concrete construction suited for industrial and service operations
- Owner financing at 4% fixed provides an acquisition path unavailable through conventional lenders

All information is from sources deemed reliable but is subject to errors, omissions, and withdrawal without notice. Owner financing terms are subject to seller approval and documentation. Buyer to verify all zoning, permits, and property conditions independently.