

FOR LEASE

CRUCE DÁVILA INDUSTRIAL PARK · BARCELONETA, PR

20,450 SF Flex · Warehouse · Manufacturing

Inside a former Pfizer pharmaceutical campus — fully energized, AAA infrastructure

AVAILABLE

20,450 SF

CLEAR HEIGHT

16' Clear

OFFICE BUILD-OUT

±1,000 SF

ZONING

I-1 Industrial

THE PROPERTY

Premium warehouse space in a campus-style industrial park — 40 minutes from Metro San Juan.

Cruce Dávila Industrial Park is a 47-acre, master-planned campus on PR-2 in Barceloneta — the heart of Puerto Rico's pharmaceutical corridor. Originally developed as a Pfizer manufacturing facility in 1975, the 200,000 SF concrete-built campus has been repositioned as a multi-tenant industrial environment with a roster of long-term anchor tenants and infrastructure that simply cannot be replicated on the island today.

The 20,450 SF flex suite is delivered with polished concrete floors, a finished office and break-room build-out, modern restrooms, ESFR-grade fire protection, and heavy power available at the meter. Customizable floorplans available. Suites of this caliber rarely come to market — and when they do, they go quickly.

AT A GLANCE

Address	PR-2, Km 56.4, Barceloneta
Park Size	47 Acres
Total Building	200,000 SF
Available Suite	20,450 SF
Office Component	±1,000 SF
Clear Height	16'
Construction	Concrete · Built 1975
Zoning	I-1 Industrial
Park Parking	1,000+ Vehicles
Metro San Juan	40 Minutes
Dorado	15 Minutes

Move-in ready space. Built like a pharma campus.

Polished interiors, finished offices, manicured grounds, modern restrooms, and a covered loading dock — all backed by an on-site 37,000V substation, 350 KVA standby generator, and dedicated water infrastructure. Every detail engineered for tenants who can't afford downtime.



PARK INFRASTRUCTURE

37,000V Live Substation

15,000 KVA total — dual transformers (one runs, one redundant). PREPA-LUMA grid at industrial-tier rates.

350 KVA Backup Generator

On-site standby power generator hard-wired to the suite — operations continue through any grid event.

Dual Artesian Wells

1,900-ft and 500-ft deep wells with 1,000 GPM combined pumping capacity. PRASA municipal also connected.

Fire Suppression

1,000,000-gallon reservoir + dual high-speed diesel pumps + ESFR-grade underground distribution.

Storm Water & Sewer

1.5M-gallon retention pond with active UIC discharge permit. PRASA street sewer connection.

Phase I ESA — Cleared

EPA "No Further Action" letter on file. Site is industrial-use ready, no remediation overhang.

LEASE RATE

\$7.50 / SF

Triple Net (NNN) · Suite delivered in current move-in condition

Edwin Hernández, SIOR, CCIM
MANAGING DIRECTOR
BINSWANGER PUERTO RICO LLC
Lic. E-324

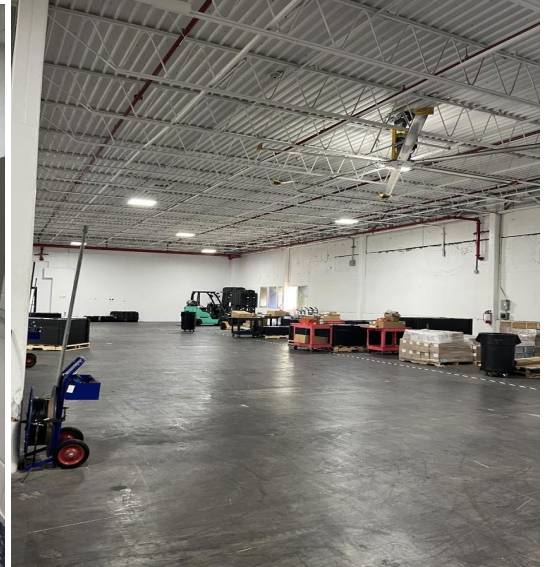
Tel · 787.525.4435

Email · edhernandez27@ccim.net

Web · binswanger.com

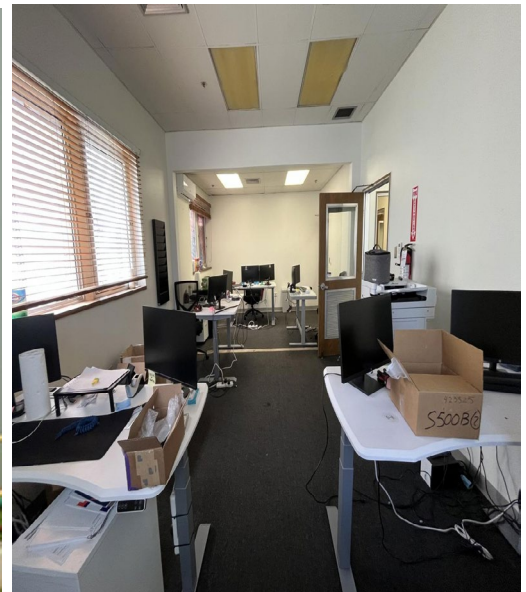
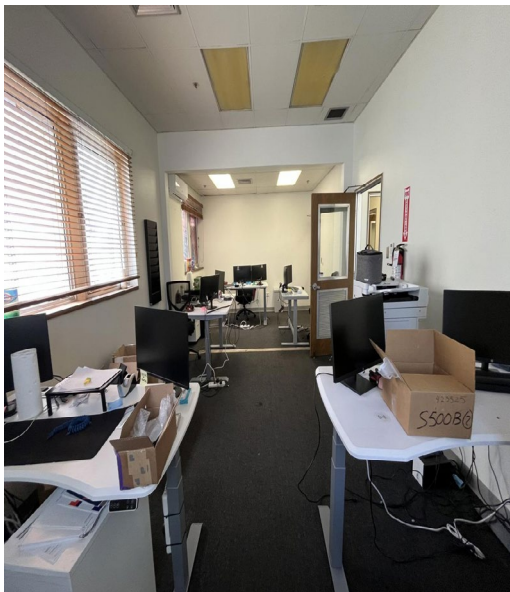
INSIDE THE PARK

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