



FOR SALE · LEASE

HUMACAO INDUSTRIAL PARK NORTH · HUMACAO, PR

# 26,725 SF

## Pharma · Warehouse · Manufacturing

Turnkey pharmaceutical-grade facility — HEPA HVAC, QC laboratory, water treatment, owner-occupied 48 years

AVAILABLE

**26,725** SF

CLEAR HEIGHT

**16–18.5'**

LAND

**2.9** Cuerdas

LOADING DOCKS

**4** · 3 levelers

### THE PROPERTY

## Turnkey pharmaceutical manufacturing in Puerto Rico's eastern pharma corridor.

The former Colorcon facility in Humacao Industrial Park North is a 26,725 SF steel building set on 2.9 cuerdas, with an additional 4,833 m<sup>2</sup> of land for future expansion. Owner-occupied for 48 years and kept in excellent condition, the building is delivered with pharmaceutical-grade infrastructure already in place — HEPA-filtered chilled-water HVAC, a Quality Control laboratory, gowning areas, and a Division 1 / Class 1 liquid & powder manufacturing suite.

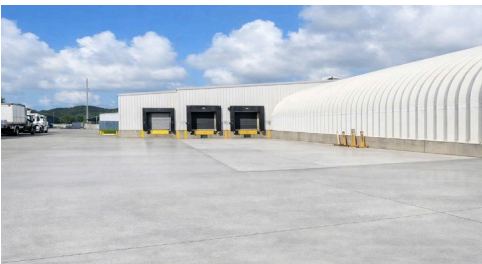
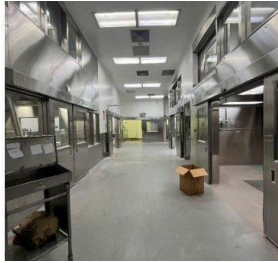
Supporting systems include an operational 10,000 GPD water treatment plant, a waste-water treatment facility, a 25 kVA UPS, and standby power from two 300 kW Cummins generators with automatic transfer. Four loading docks (three with electric levelers), roughly 50 parking spaces, dual-road access, and a fully fenced perimeter make this a rare turnkey opportunity — available for sale or under a Rent-to-Own structure.

### AT A GLANCE

Address	<b>160 Cacique Jumacao, Humacao</b>
Industrial Park	<b>Humacao Park North</b>
Building	<b>26,725 SF</b>
Land	<b>11,549 m<sup>2</sup> · 2.9 Cuerdas</b>
Excess Land	<b>4,833 m<sup>2</sup></b>
Clear Height	<b>16' – 18.5'</b>
Loading Docks	<b>4 · 3 w/ Levelers</b>
Construction	<b>Steel · 48Yr Owner</b>
Parking	<b>±50 Spaces</b>
Mfg. Rating	<b>Division 1 / Class 1</b>
Metro San Juan	<b>±45 Minutes</b>

# Move-in ready. Built like a pharma plant.

Finished offices, a Quality Control lab, gowning areas, HEPA-filtered chilled-water HVAC, and an on-site water-treatment plant — supported by standby generators and a fenced, owner-maintained site. Every system is in place for immediate GMP-style pharmaceutical or light-industrial occupancy.



## FACILITY INFRASTRUCTURE

### HEPA Chilled-Water HVAC

Chilled-water HVAC serving the production area with HEPA filtration — a clean, controlled environment for liquid and powder manufacturing.

### Water Treatment Plant

On-site plant rated at 10,000 gallons per day, plus a separate operational waste-water treatment facility.

### Standby Power & UPS

Two 300 kW Cummins generators with automatic transfer switch and a 25 kVA UPS protect critical operations.

### QC Lab & Gowning

Dedicated 935 SF Quality Control laboratory, a gowning area, and four restrooms supporting GMP-style workflows.

### Loading & Logistics

Four loading docks (three with electric levelers), dual-road ingress/egress, and paved truck and auto parking.

### Division 1 / Class 1 Mfg.

Liquid & powder manufacturing suite rated Division 1, Class 1 — hazardous-location ready.

### LEASE RATE

**\$6.50 / SF**

Triple Net (NNN) · Rent-to-Own (RTO) available · SBA 504 eligible

**For sale pricing & terms, please contact us to discuss.**



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# Warehouse & building exterior.



# Production, power & generators.



# Clean rooms & QC laboratory.



# Covered warehouse building.



# Humacao, Puerto Rico.



## Eastern Puerto Rico's industrial corridor

The site sits within Humacao Industrial Park North, an established manufacturing park in eastern Puerto Rico's pharmaceutical and medical-device cluster. Dual-road access off Carr. 3 supports truck logistics, and the facility is roughly 45 minutes from Luis Muñoz Marín International Airport (SJU) and the Port of San Juan.

Metro San Juan / SJU Airport	<b>±45 min</b>
Caguas	<b>±30 min</b>
Roosevelt Roads (Ceiba)	<b>±25 min</b>
Port of San Juan	<b>±50 min</b>

## AREA DEMOGRAPHICS

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Population	2,633	26,212	57,829
Households	698	7,206	15,364
Median Income	\$25,684	\$28,543	\$29,072
Average Income	\$32,424	\$36,741	\$40,717

## TALENT PIPELINE · UPR HUMACAO

<b>51</b> BIOLOGY / YR	<b>49</b> MICROBIOLOGY / YR	<b>100</b> LIFE SCIENCES / YR
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UPR Humacao is a science-intensive campus that **graduates more chemistry, physics & math majors than any other institution in Puerto Rico** — a built-in life-sciences talent pipeline minutes from the site.

Annual bachelor's degrees · Source: U.S. Dept. of Education, College Scorecard