Available

Warehouse for Lease

Urb Ind Victoria, Lot C-1, Carolina PR 00987

12,000 SF FREESTANDING WAREHOUSE | 22' - 27' CLEAR HEIGHT | DOCK-HIGH | FULLY SPRINKLERED

Lease Rate $12.50 SF | NNN

Diego Sampson, CCIM C-18627 | 787-503-9288 | diego@sampsonre.com

Property Summary

Building Size	12,000 SF
Building Dimensions	120' x 100'
• **Warehouse**	11,680 SF
• **Office (with 2 restrooms)**	320 SF
Site Area	2,252 SM
Clear Height	22' Eave / 27' Center Ridge
Loading	Covered dock-high platform ±5 truck positions
Dock Doors	Two 12'W × 10'H rolling doors
Dock Access	Side ramp to platform
Fire Protection	Fully Sprinklered
Zoning	I-1
Frontage	Calle 2 (corner lot)
Access	Calle 2 (gated)
Parking	15 marked spaces
Catastro	088-076-971-08-000
Coordinates	18.379617, -65.966593
Lease Rate	$12.50 SF - NNN
Lease Term	5-year Minimum
NNN Charges	+/-$2.00

Property Overview

The property is a ±12,000 SF freestanding light industrial building on a fenced 2,252 square meter corner lot. The building features a column-free clear-span floor measuring 120' by 100', with 22 feet of clear height at the eave rising to 27 feet at the center ridge. Loading is handled through a covered dock-high platform with approximately five truck positions, two 12'×10' rolling doors, and side ramp access. The building is fully sprinklered, with steel frame construction, concrete lower perimeter walls, and skylight panels throughout the roof. A ±320 SF finished office structure with two restrooms is in place, including a 12' × 12' private office. Offered as a single-tenant lease with full site control, gated perimeter, and 15 marked parking spaces, the asset suits distribution, warehousing, and last-mile logistics users seeking functional dock-served space in Carolina's established industrial base.

Location Overview

Located within Urbanización Industrial Victoria, one of Carolina's established industrial districts, the property sits on PR-887 corridor access with rapid connectivity to PR-3, the region's primary commercial artery, and PR-66, providing direct reach across the eastern metro toward Canóvanas, Río Grande, and Fajardo. Luis Muñoz Marín International Airport is approximately 10-15 minutes away and the Port of San Juan approximately 25 minutes, placing both air cargo and container drayage within practical daily range. The surrounding district supports an active mix of distribution, storage, and light manufacturing users, with Carolina's dense residential base supplying both labor and last-mile delivery demand. Persistent supply constraints across the San Juan metro industrial market have kept functional, sprinklered small-format buildings among the scarcest product on the island.

PROPERTY PHOTOS

Warehouse |Victoria Industrial Park| Carolina PR

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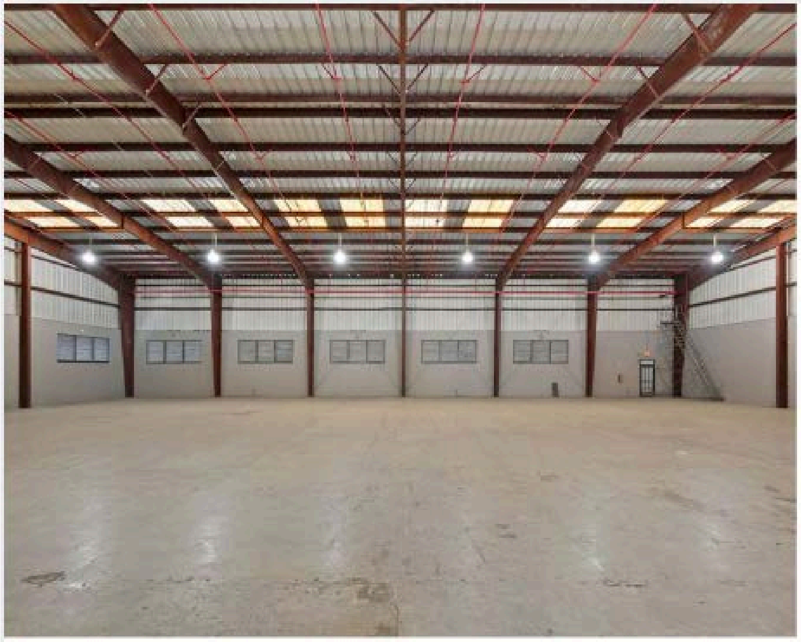

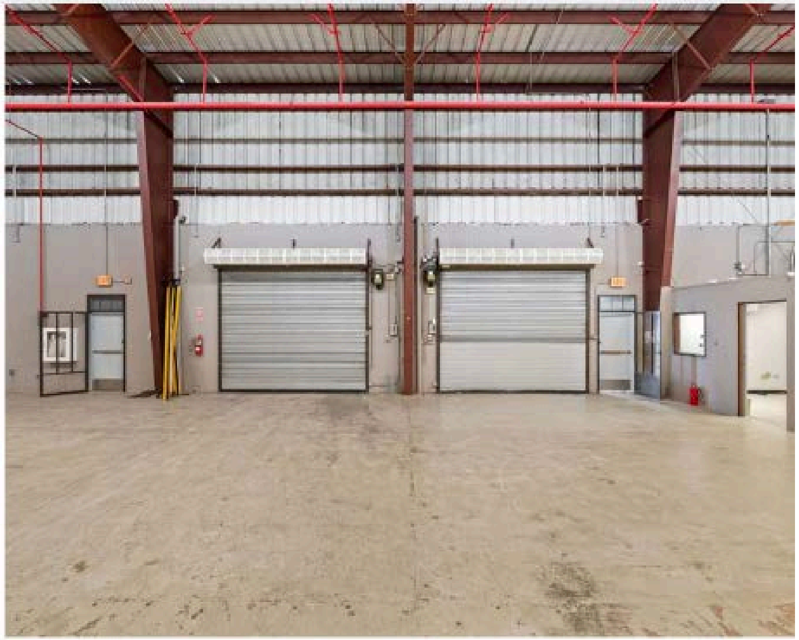

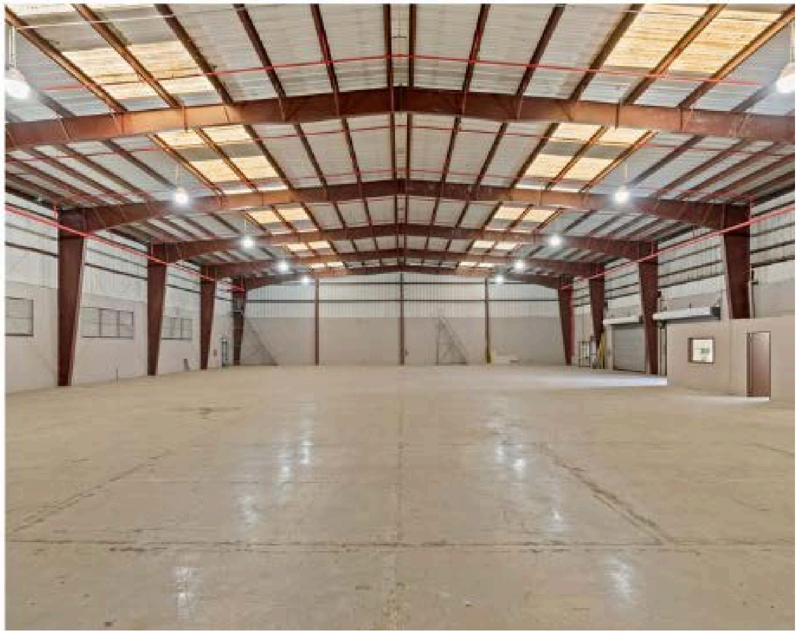

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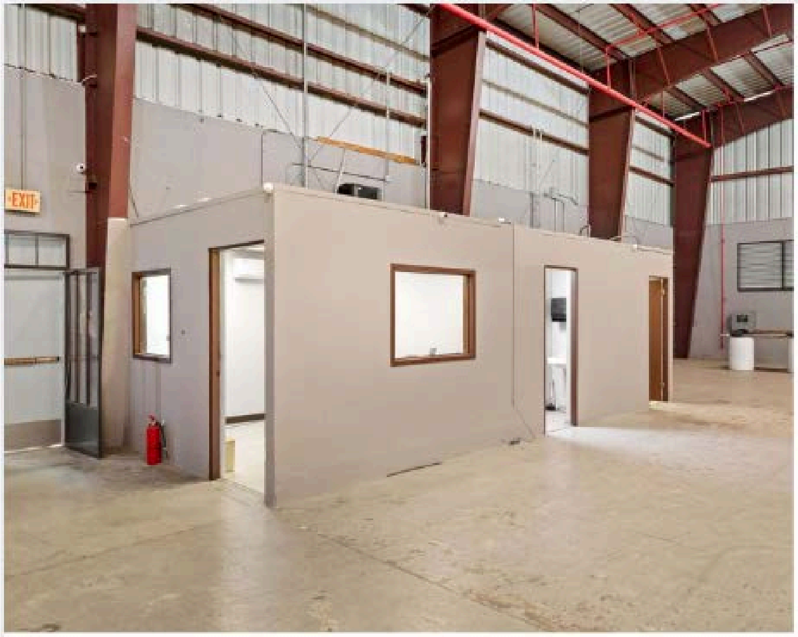

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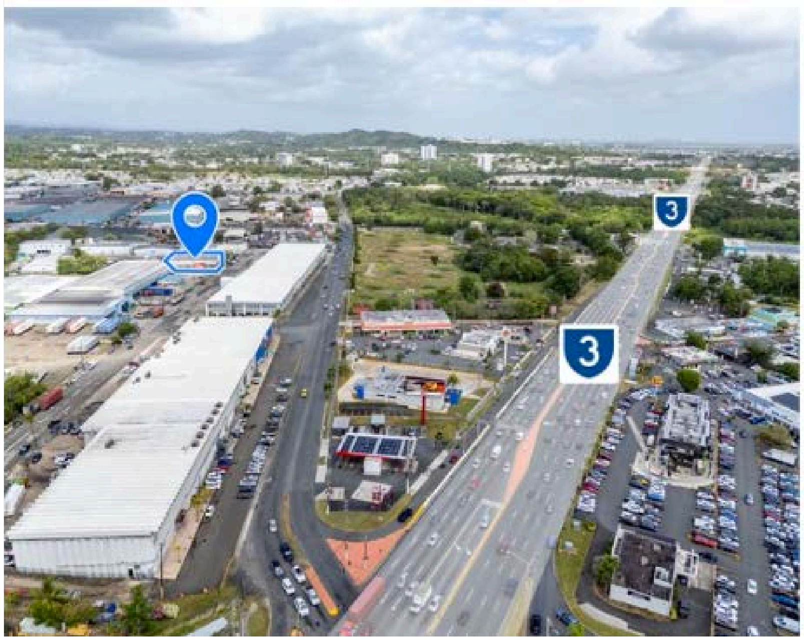

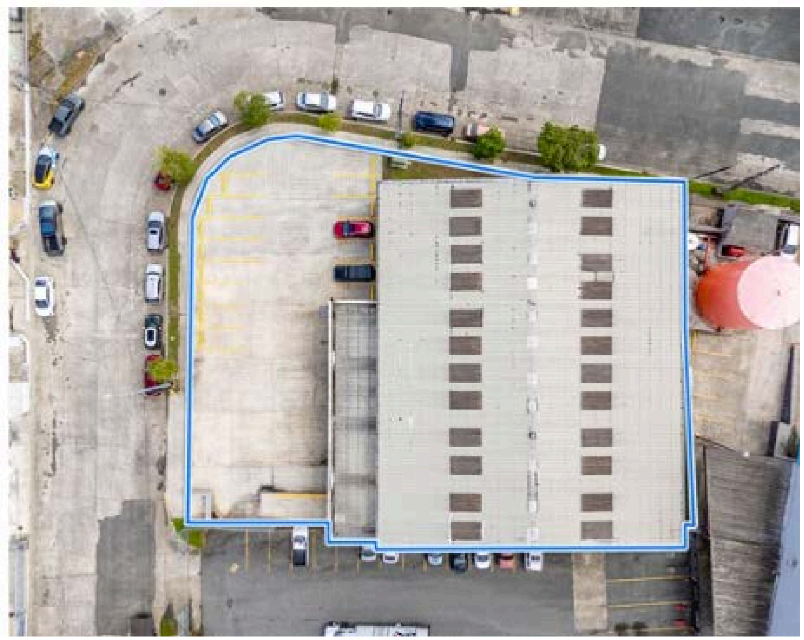

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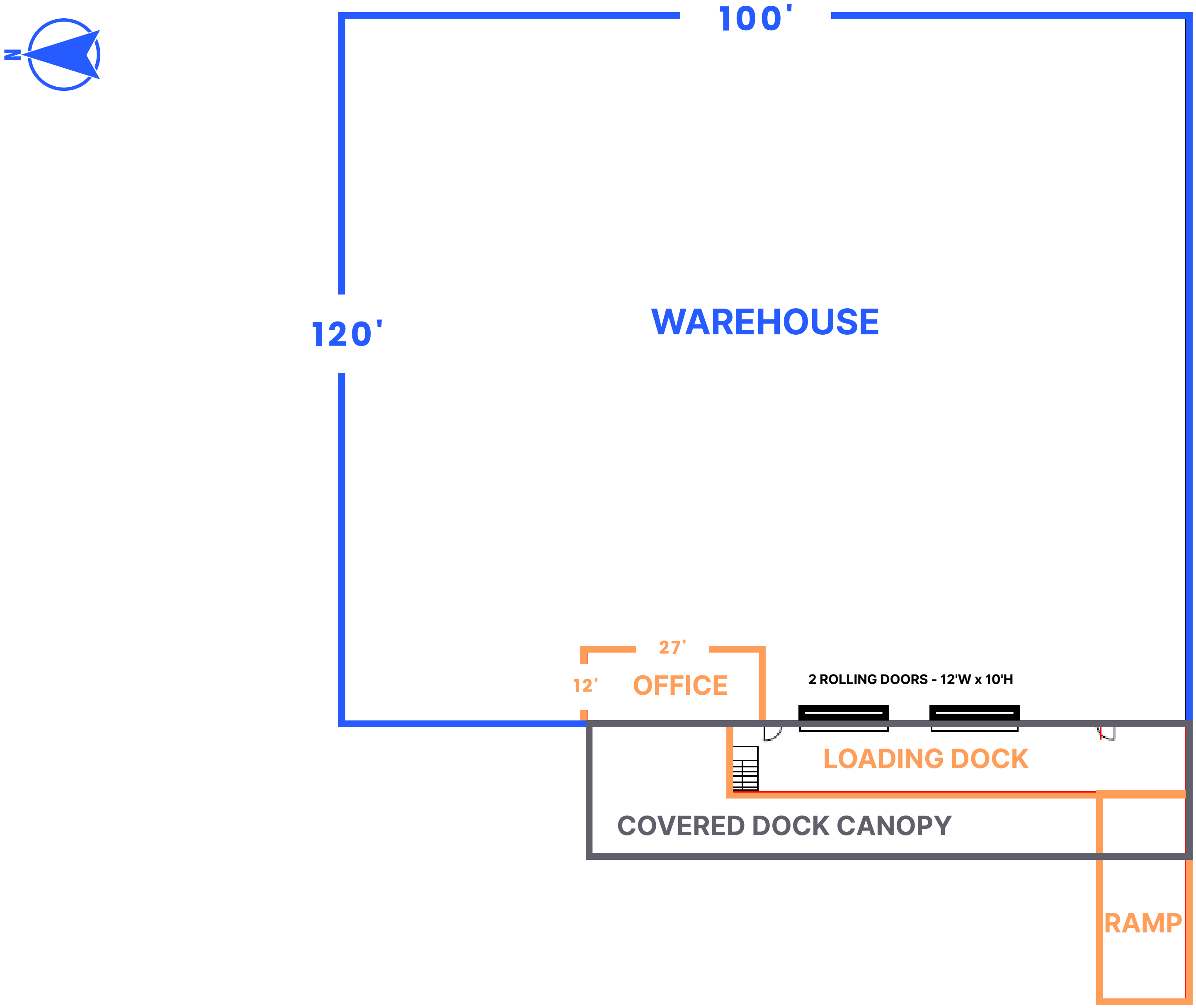
PROPERTY FLOOR PLAN

Warehouse |Victoria Industrial Park| Carolina PR



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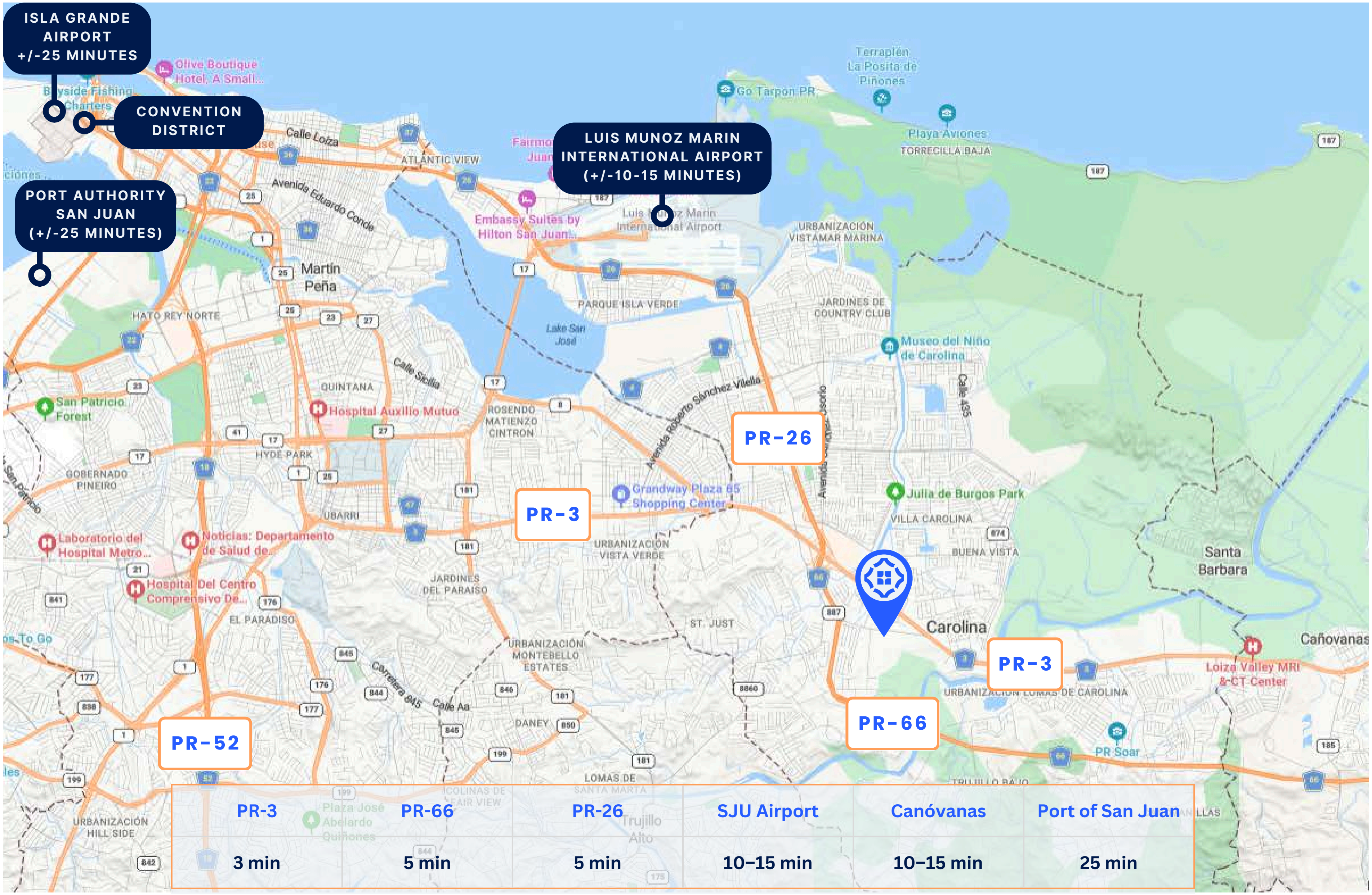
AERIAL MAP

Warehouse |Victoria Industrial Park| Carolina PR



PR-3	PR-66	PR-26	SJU Airport	Canóvanas	Port of San Juan
3 min	5 min	5 min	10–15 min	10–15 min	25 min

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ZONING

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Zoning: I-1 / I-L — Industrial Liviano – I-1 / I-L, Industrial Liviano, supports light industrial and related operational uses, subject to municipal use permit approval and confirmation by Carolina OMPU. Typical light industrial and operational uses may include warehouse/storage, wholesale storage of finished products, light industrial operations, mini-storage, vehicle repair, service operations, and similar uses, as applicable under the permitted-use table. Prospective users should verify permitted use, parking, loading, environmental, building, and operational compliance requirements prior to lease execution.

Area & Location Overview

Carolina anchors the eastern flank of the San Juan metropolitan area and functions as one of Puerto Rico's primary logistics municipalities. It is home to Luis Muñoz Marín International Airport, the island's principal air cargo gateway, and sits directly on the PR-3 and PR-66 corridors that connect metro San Juan to the fast-growing eastern region. The municipality combines one of the island's largest concentrations of established industrial parks with a dense residential base, giving industrial occupiers both a deep warehouse labor pool within a short commute and immediate access to the metro consumer market. Carolina's industrial inventory is mature, with minimal new small-format construction in the past two decades, functional, sprinklered, dock-served buildings under 20,000 SF rarely reach the open market.

The property sits within Urbanización Industrial Victoria, an established industrial district in Carolina's Trujillo Bajo sector with direct access to PR-887 and the PR-3 corridor. PR-66 (Roberto Sánchez Vilella Expressway) places the eastern metro, Canóvanas, Río Grande, and the Fajardo corridor, within a practical daily delivery shed, while PR-26 and PR-52 connections extend distribution reach across the San Juan metro and toward the island's central and southern markets. Luis Muñoz Marín International Airport is approximately 10-15 minutes from the site for air cargo operations, and the Port of San Juan, the island's principal container port and entry point for Jones Act carriers, is approximately 25 minutes, keeping inbound drayage cost and turn time competitive. The surrounding district supports an active mix of distribution, storage, and light manufacturing occupiers.

The San Juan metro industrial market operates under sustained supply constraint: no meaningful small-format speculative construction has delivered in over a decade, replacement cost for sprinklered steel construction substantially exceeds prevailing rents, and functional dock-served buildings in the 10,000–20,000 SF range are absorbed quickly when they reach market. Demand is driven by last-mile logistics growth, wholesale distribution serving the metro consumer base, and the island's pharmaceutical and medical device ecosystem, all profiles that require exactly the fire protection, loading capacity, and clear height this property delivers and that most of the competing vintage inventory cannot.

PR-3	PR-66	PR-26	SJU Airport	Canóvanas	Port of San Juan
3 min	5 min	5 min	10–15 min	10–15 min	25 min

DIEGO SAMPSON, CCIM

REAL ESTATE BROKER | C-18627

Diego Sampson, CCIM, is a commercial real estate broker licensed in Puerto Rico and Florida, specializing in retail leasing and industrial leasing, ground leases, and investment sales. He began his career as a valuation analyst in Puerto Rico, building a foundation in property underwriting, market research, and financial analysis that continues to inform his brokerage practice.

Diego represents landlords, developers, and tenants across retail pad transactions, QSR site selection, shopping center leasing, and investment property sales. His work spans the San Juan metro area, Bayamón, and the Orlando MSA — markets where he has completed transactions ranging from ground lease structuring to multi-tenant retail investment sales.

He holds a Bachelor of Science in Electrical Engineering from the Polytechnic University of Puerto Rico and applies a rigorous analytical framework to every assignment. As a CCIM and Board Member of the Florida Central District CCIM Chapter, Diego is committed to delivering disciplined, data-driven results for his clients.