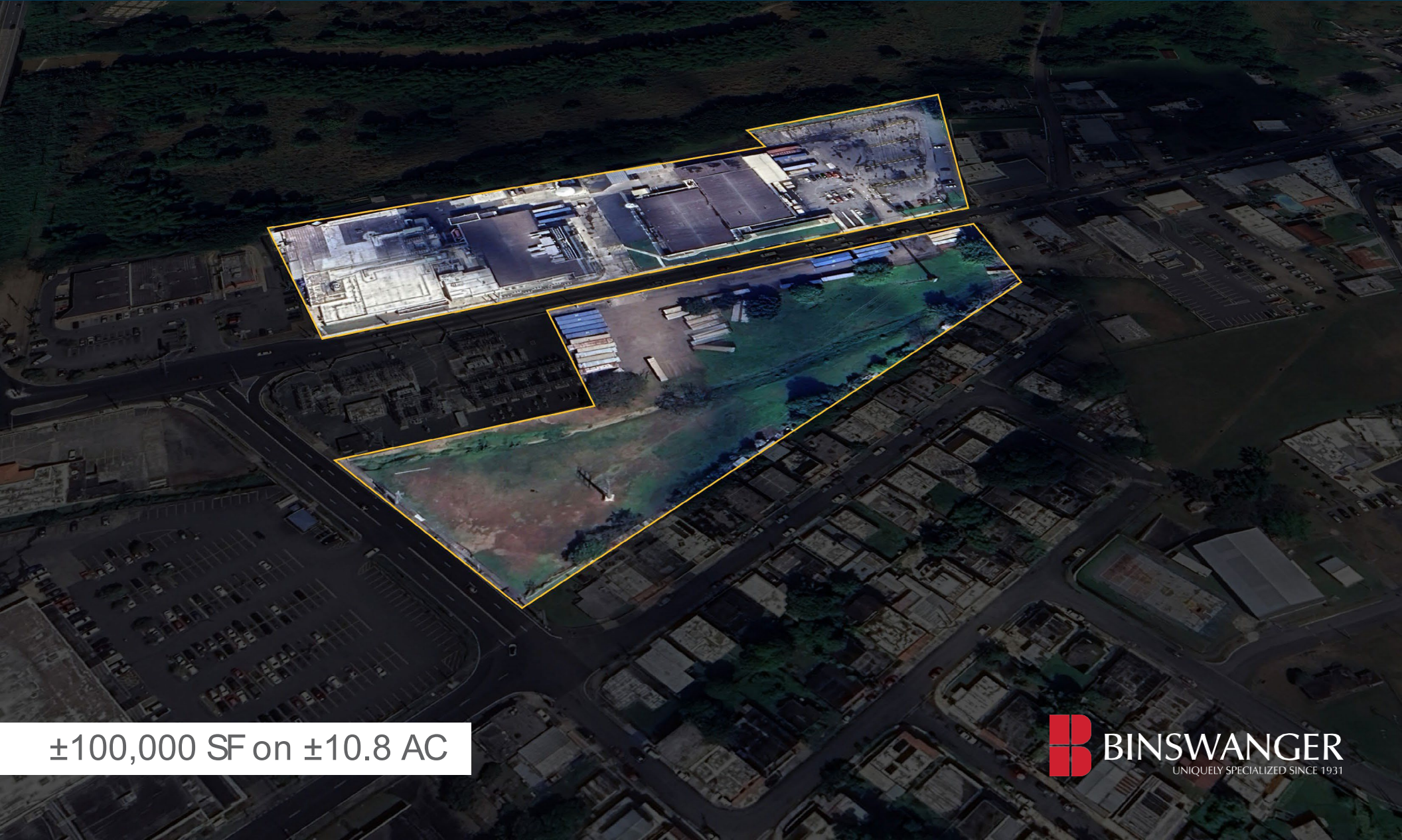


AVAILABLE FOR SALE

PR-31, Ceiba Norte, Juncos, Puerto Rico



±100,000 SF on ±10.8 AC



BINSWANGER
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PROPERTY INFORMATION

PROPERTY OVERVIEW

The subject property is a **±100,000 SF pharmaceutical and medical device manufacturing campus** situated on **±10.8 acres** in Juncos, Puerto Rico. The campus comprises **four (4) buildings** — including ±30,000 SF of manufacturing space and three (3) ISO 8 cleanrooms totaling ±27,400 SF — together with an adjacent ±4.5-acre industrial-zoned parcel across PR-31 used for trailer parking and laydown.

Developed and maintained to pharmaceutical standards by **Becton Dickinson**, the facility offers **Turnkey, cGMP-capable manufacturing infrastructure** with substantial recent capital investment, including a **\$7M renovation** of Building 20 (2019) and post-hurricane **roof restorations** across the campus. Availability is phased, beginning in 2027, with sale-leaseback options available by building to align with a buyer's occupancy timeline.

The campus is offered for sale in its entirety, as a single fully integrated package — including the adjacent ±4.5-acre industrial parcel across PR-31. Its **cleanroom infrastructure, redundant utilities, and strategic location** make it an exceptional opportunity for pharmaceutical, medical device, biotech, or advanced manufacturing operations seeking to establish or expand in **Puerto Rico**.

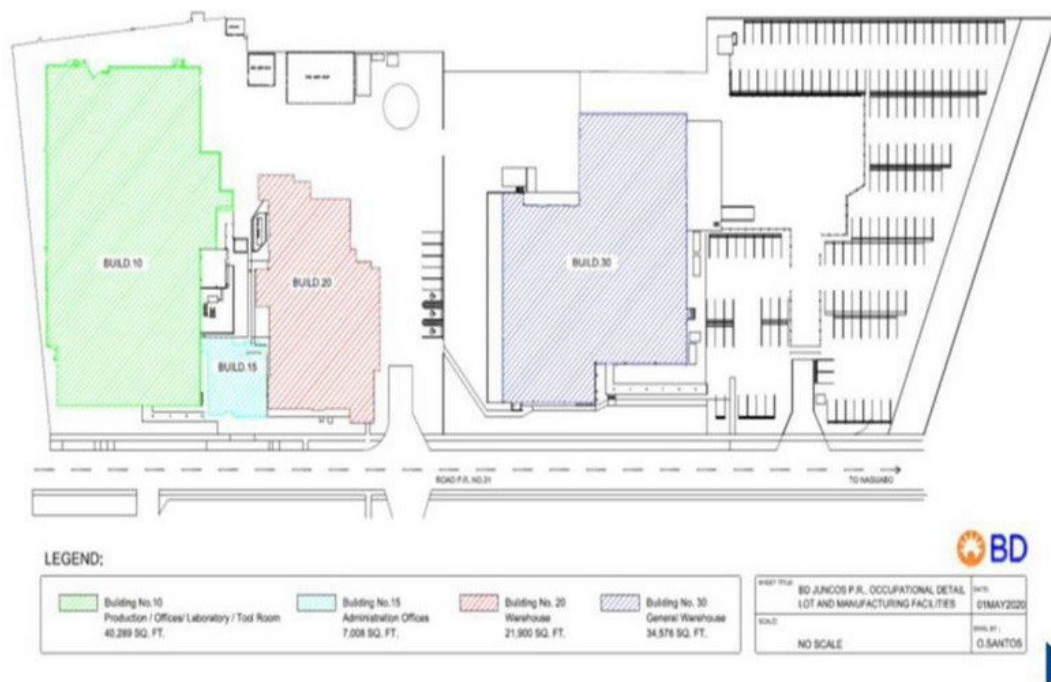


- ✓ **Location:**
PR-31, Ceiba Norte, Juncos, Puerto Rico 00777
- ✓ **Total Building Area:**
±100,000 SF across four (4) buildings
- ✓ **Site Area:**
±10.8 acres (incl. ±4.5 ac industrial land across PR-31)
- ✓ **Manufacturing Space:**
±30,000 SF, cGMP-capable
- ✓ **Cleanrooms:**
Three (3) ISO 8 cleanrooms — ±27,400 SF total
- ✓ **Recent Investment:**
Building 20 — \$7M renovation (2019); campus roof restorations
- ✓ **Power:**
5,000 kVA substation; 2.5 MW primary generator;
LUMA-connected
- ✓ **Parking:**
130 designated spaces + ±4.5-acre trailer/laydown parcel
- ✓ **Zoning:**
Industrial
- ✓ **Availability:**
Whole campus; phased occupancy beginning 2027



BUILDINGS OVERVIEW

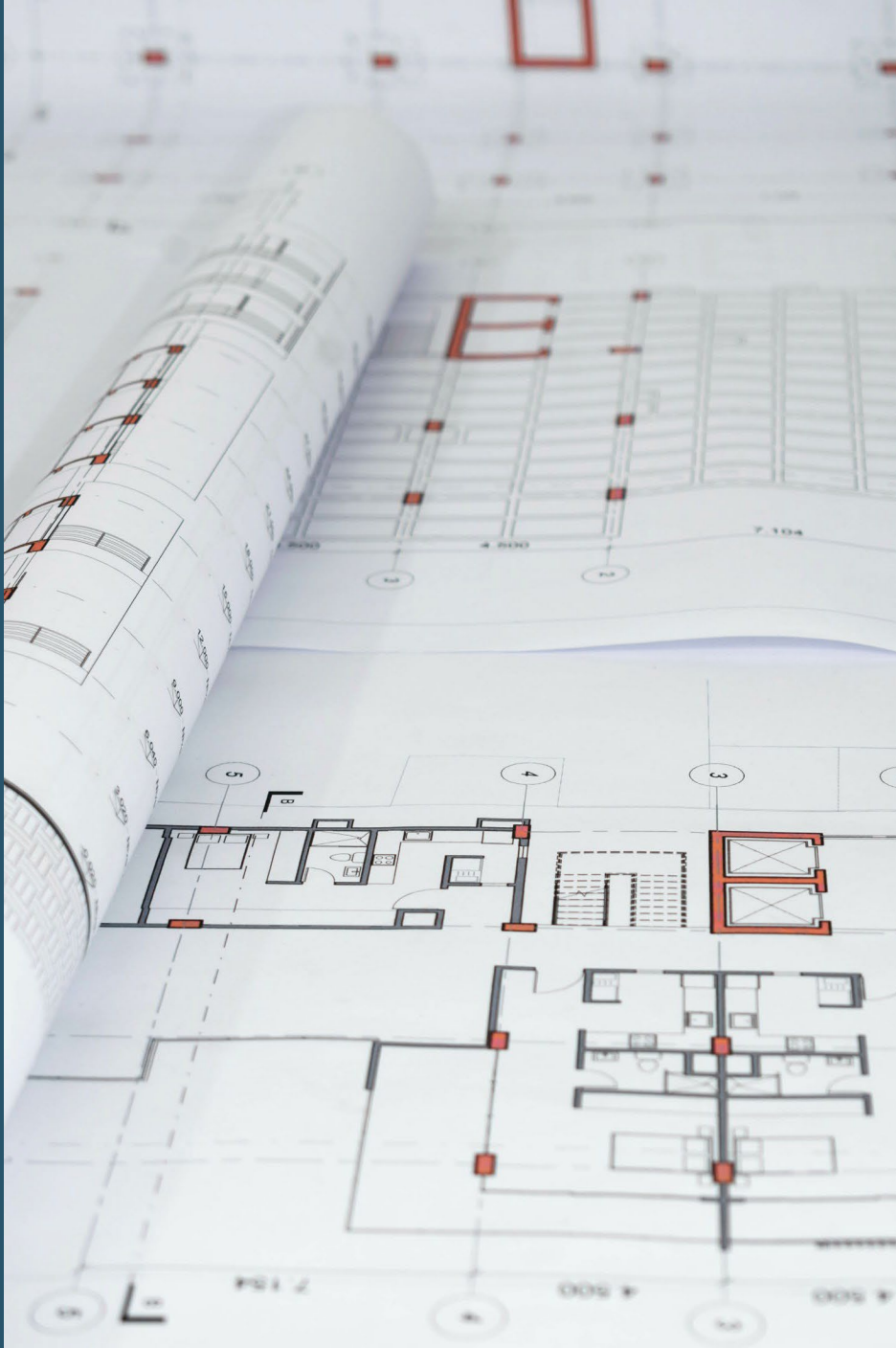
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* BD Juncos occupational layout — color-coded by building

Building	Size (SF)	Cleanroom	Clear Height	Description
10	40,289	18,600 SF ISO 8	9'-7"	Production / offices / lab
15	7,008	-	14'	Admin offices (2-story, elevator)
20	21,900	8,800 SF ISO 8	14'-17'	Warehouse + mfg (\$7M reno)
30	34,578	-	16'-20'	General warehouse (high-bay)
Total	±100,000	27,400 SF	-	4 bldgs + 4.5 ac land

Engineered to operate as one fully integrated campus — interconnected utilities, access, and infrastructure across all four buildings, with ±27,400 SF of ISO 8 cleanrooms. Offered for sale as a complete package.



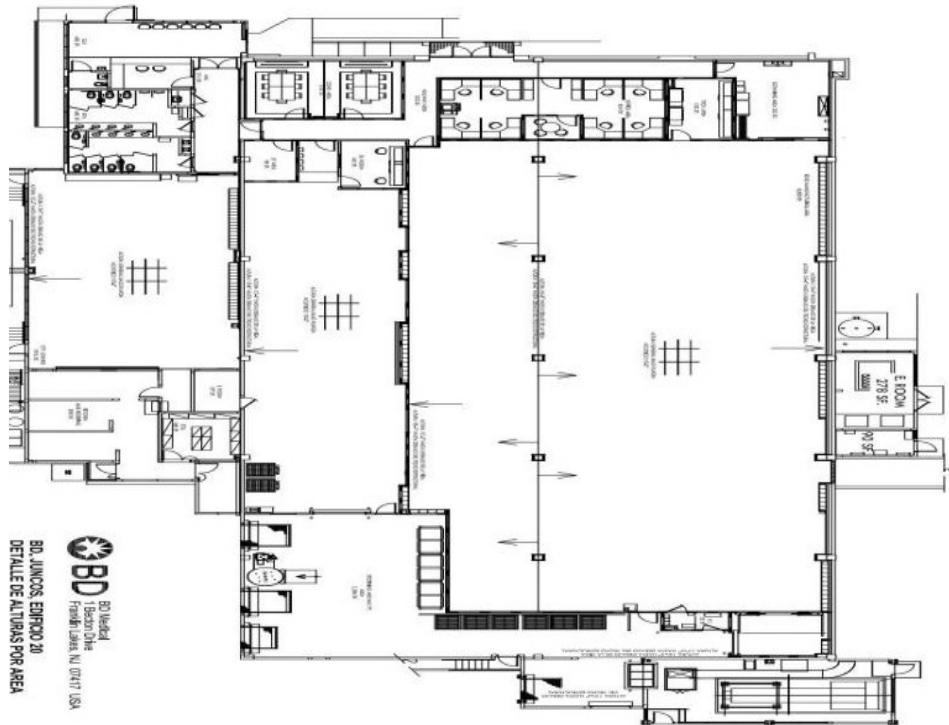
FLOOR PLANS



Main production building with two ISO 8 cleanrooms totaling 18,600 SF (13,600 + 5,000), active manufacturing areas, laboratory, production offices, and tool room. Four water-cooled chillers and two rooftop humidity units.

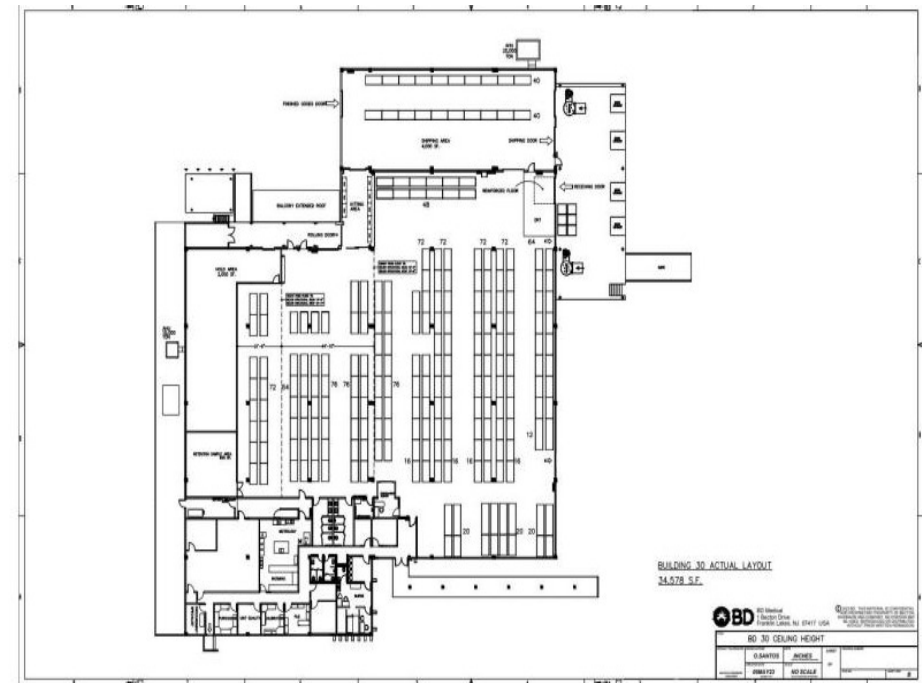
FLOOR PLANS - BUILDINGS 20 & 30

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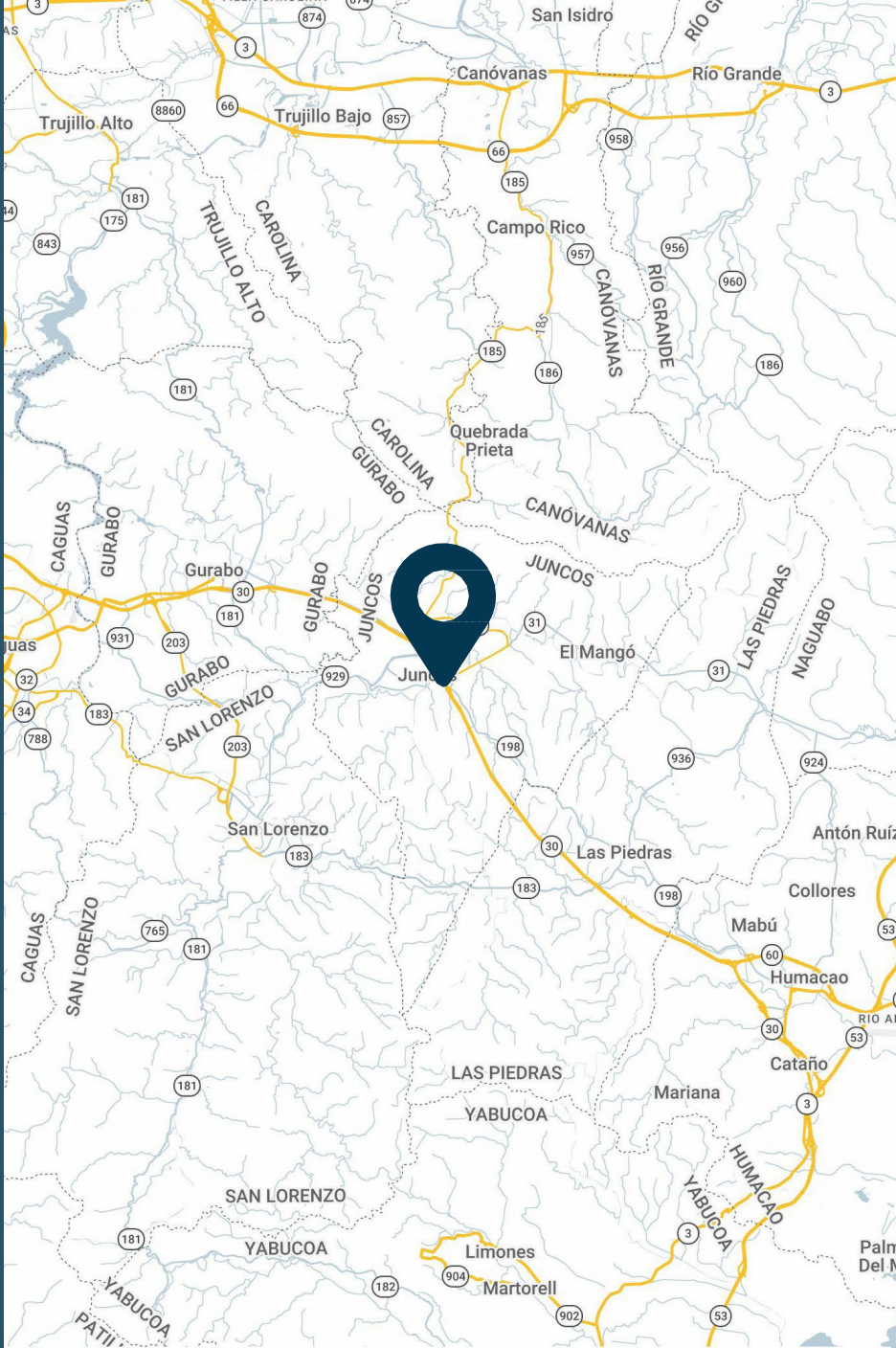
Building 20 — ±21,900 SF

Warehouse + manufacturing; one ISO 8 cleanroom (8,800 SF). \$7M renovation (2019) with double-roof system and transferable 20-year warranty. Ceiling heights 14'-17'.



Building 30 — ±34,578 SF

High-bay general warehouse with independent access. Ceiling heights 16'-20'. Roof fully restored. Loading docks and refrigerated areas.



LOCATION OVERVIEW

STRATEGIC LOCATION

Juncos sits in eastern Puerto Rico within the island's premier pharmaceutical and medical device manufacturing corridor — home to Amgen's largest global manufacturing campus and numerous life-science operations. The site has direct frontage on PR-31 with fast connection to the San Juan metropolitan area, its international airport, and seaport.

±40 min

Luis Muñoz Marín Int'l
Airport (SJU)

±40 min

Port of San Juan

Direct

Frontage on
Highway PR-31

Act 60

4% corporate-tax
incentive jurisdiction



PRIMARY CONTACTS



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