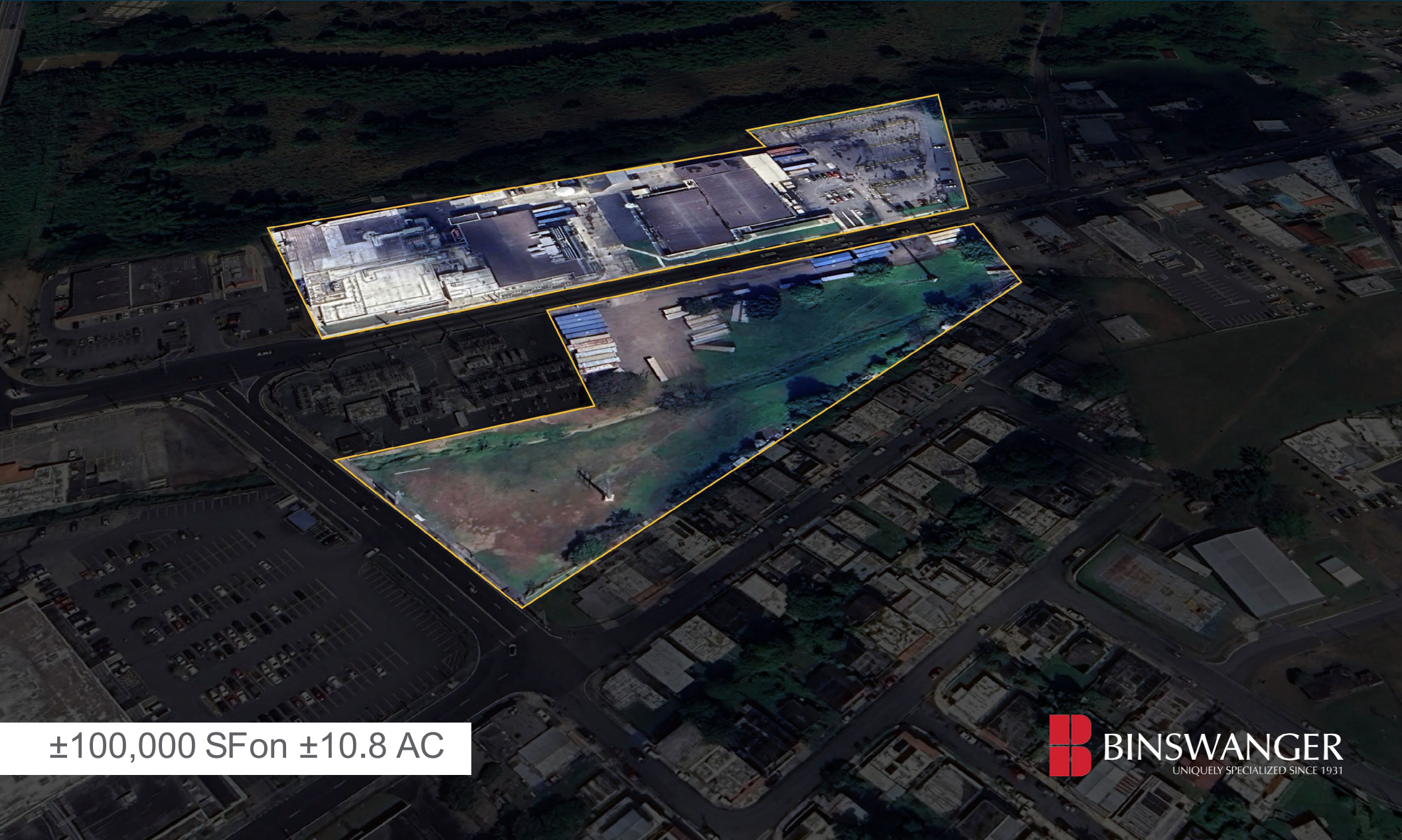


Medical Device & Pharmaceutical Manufacturing Campus

AVAILABLE FOR SALE

PR-31, Ceiba Norte, Juncos, Puerto Rico



±100,000 SF on ±10.8 AC



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

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PROPERTY INFORMATION

PROPERTY OVERVIEW

The subject property is a **±100,000 SF Medical Device & Pharmaceutical 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) **ISO8 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 high operational standards by **Becton Dickinson**, the facility offers turnkey manufacturing infrastructure — with cleanroom environmental controls aligned to **ISO Class 8** conditions — and 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 medical device, pharmaceutical, biotech, or advanced manufacturing operations seeking to establish or expand in **Puerto Rico**.



PROPERTY DETAILS

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- ✓ **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
- ✓ **Cleanrooms:**
Three (3) ISO8 cleanrooms — ±27,400 SF total
- ✓ **Recent Investment:**
Building 20 — \$7M renovation (2019); campus roof restorations
- ✓ **Power:**
5,000 kVA substation; 2.5 MW Tier 4 primary generator (SCR emissions control); LUMA-connected
- ✓ **Parking:**
130 designated spaces + ±4.5-acre trailer/laydown parcel
- ✓ **Zoning:**
Industrial
- ✓ **Availability:**
Whole campus; phased occupancy beginning 2027
- ✓ **Tier 4 Generator** — advanced emissions controls, including urea-based Selective Catalytic Reduction (SCR), sharply reduce NOx and particulate emissions, aligning with stringent EPA requirements and strengthening the site's environmental and sustainability posture.



BUILDINGS OVERVIEW

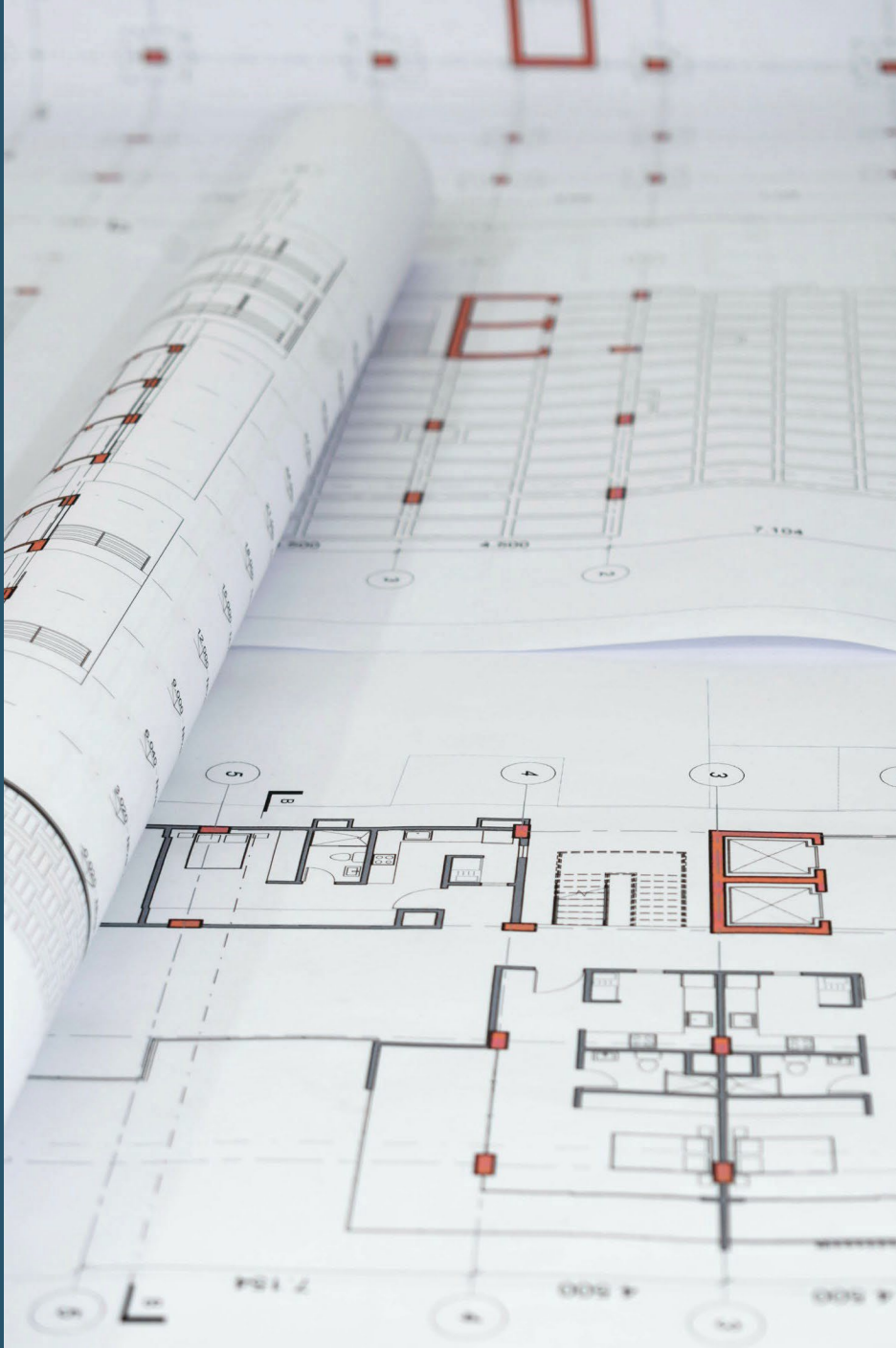
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* BD Juncos occupational layout — color-coded by building

Building	Size (SF)	Cleanroom	Clear Height	Description
10	40,289	8,800 SF ISO 8 (+2,400 SF cleanroom-capable)	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.



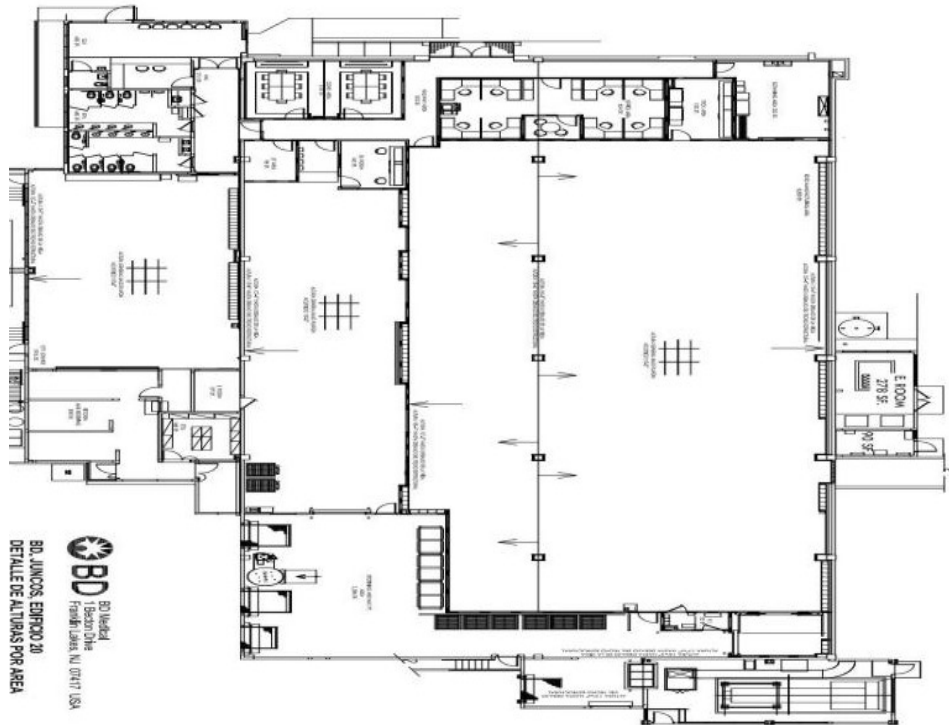
FLOOR PLANS



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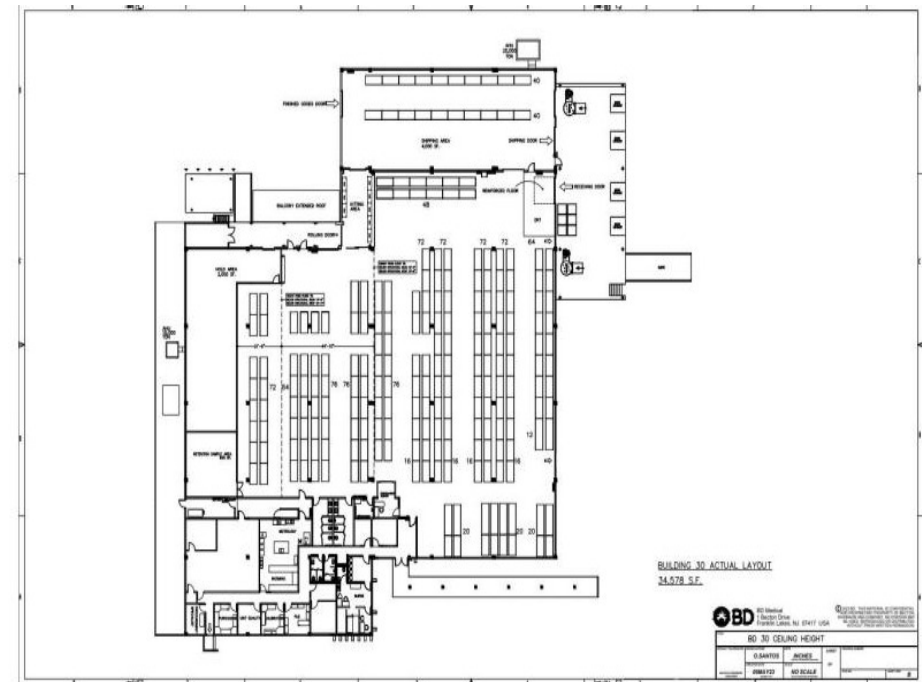
FLOOR PLANS - BUILDINGS 20 & 30

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Building 20 — ±21,900SF

Warehouse + manufacturing; one ISO8 cleanroom (8,800 SF) plus ±2,400 SF of adjacent cleanroom-capable packaging area. \$7M renovation (2019) with double-roof system and transferable 20-year warranty. Ceiling heights 14'-17'.



Building 30 — ±34,578SF

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

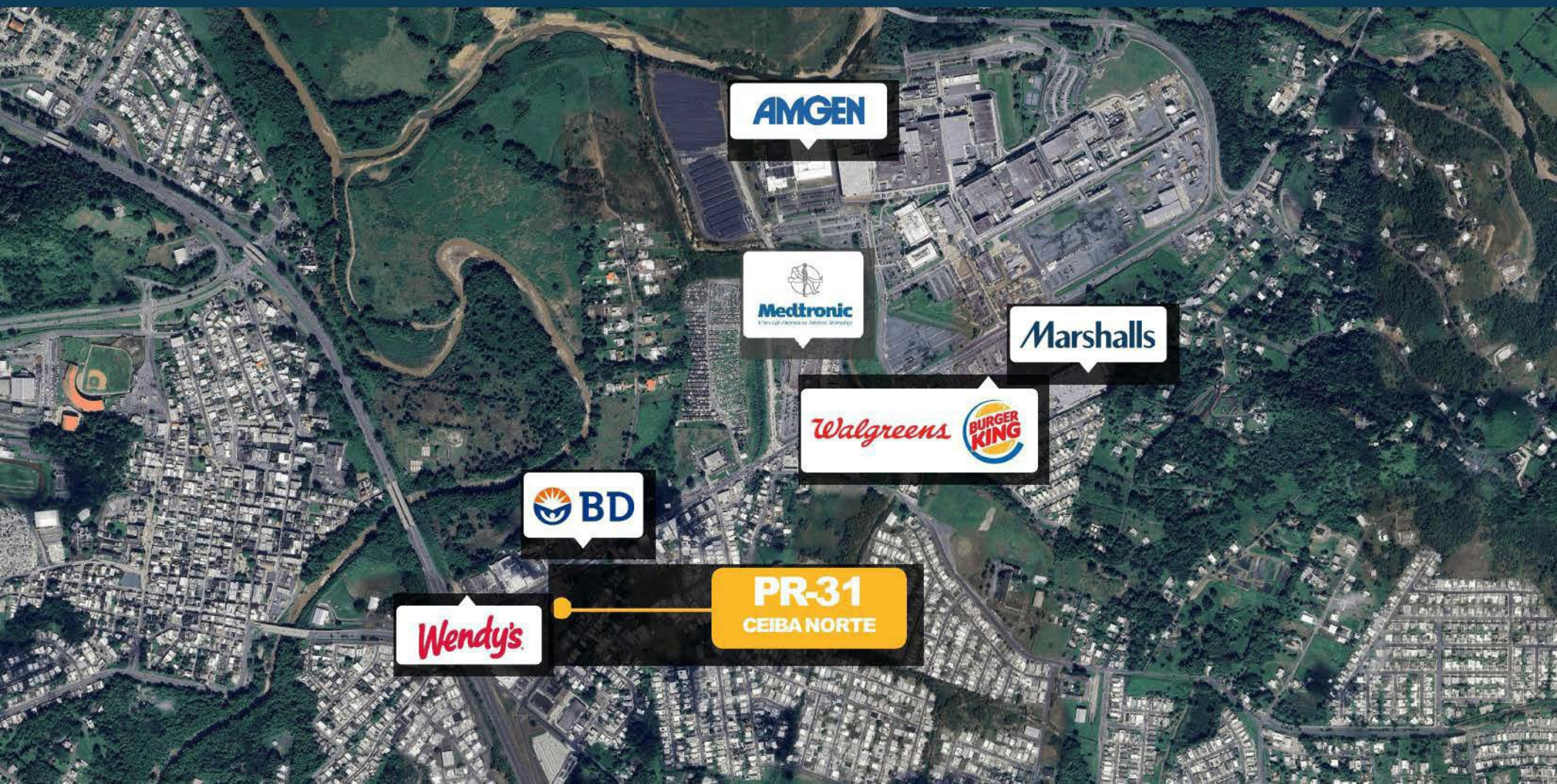
Frontage on Highway PR-31

Act 60

4% corporate-tax incentive
jurisdiction

Skilled Talent

Experienced life-science &
medical-device workforce for
hiring/staffing



PRIMARY CONTACTS



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