



LAND FOR SALE

State Road PR-835, Bo. Mamey, Guaynabo, Puerto Rico, 00969

PROPERTY OVERVIEW

Property Type	Vacant Land
Site Area	3,198 square meters
Zoning	I-1 (Light Industrial)
Asking Price	\$400,000
Cadastral No.	143-044-691-07

LOCATION

Located along PR-835 in Barrio Mamey, Guaynabo, this entirely level parcel offers convenient access to PR-1 through the La Muda sector, just minutes away. The property is situated near a cluster of warehouses, industrial, and government facilities, within an established business corridor close to Caguas. Neighboring entities include the Municipality of Guaynabo and the Puerto Rico Department of Transportation and Public Works, among others. Its level terrain and surrounding commercial activity make it an attractive option for companies considering headquarters, warehousing, or distribution facilities, subject to applicable zoning and permitting requirements.



LICENSE E-503






Ubicación	
Catastro	143-044-691-07
Coordenadas Nad83	x: 234626.9580, y: 254693.5155 (Lat: 18.32720922, Lon: -66.10575792) Ver: Google Google Earth OpenStreet Temblores USGS Waze
Area Aprox. (m.c.)	1985.5485
Municipio	☐ on/off Guaynabo
Barrio	☐ on/off Mamey
Características Ambientales	
Zona Inund. Advisory	☒ X
☐ on/off	
Zona Inundabilidad (firm)	☒ X
☐ on/off	
Panel Inundabilidad (advisory)	72000C0730H
Floodway	No ubica en floodway
Suelo (NRCS)	☐ on/off HtF (Humatas clay)
Calificación y Clasificación de Suelo	
Calificación	☐ on/off Oficialización del geodato en proceso, favor de referirse al mapa de calificación vigente.
Clasificación PT	Oficialización del geodato en proceso, favor de referirse al mapa de calificación vigente.
Clasificación PUT	☐ on/off SU (93%) VIAL (7%)
Mapas de Calificación	Hoja: 078 (Guaynabo) Guaynabo Mapa PUT
Distrito Sobrepuesto	
Zona Histórica	
Sitio Histórico	
Reglamento Aplicable	- Plan de Uso de Terrenos - Plan de Ensanche La Muda Guaynabo
Vigencia de Clasificación PUT	30-nov-2015

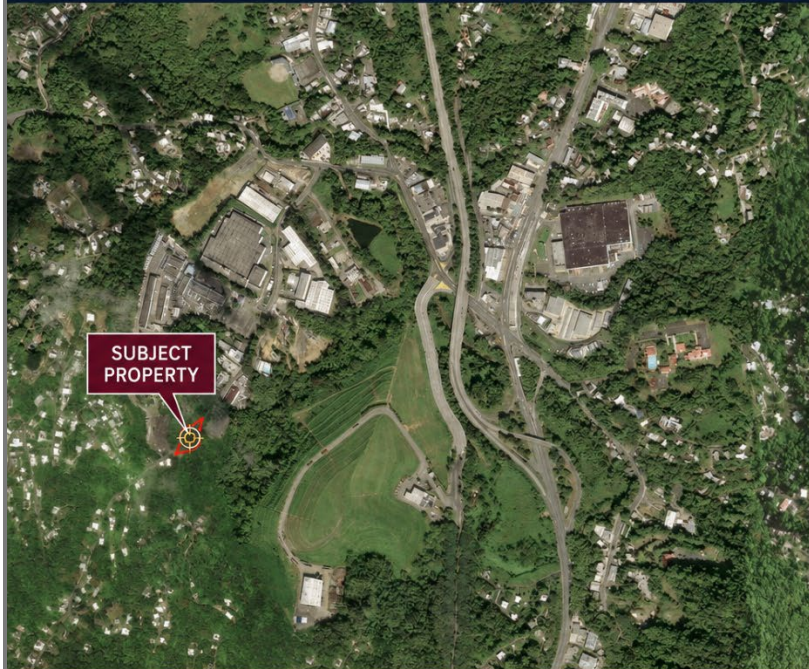
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LA MUDA | GUAYNABO

Subject Property & Area Businesses



IN THE SURROUNDING CORRIDOR



Guaynabo Municipal Operations Center

General Warehouse & Public Works
PR-835



The Marble Shop / The Tile Shop

Offices & Warehouse
PR-835, Km 0.1



VR Distributing

Building Materials
PR-835, Km 0.4



César Castillo, LLC

Headquarters & Distribution Center
PR-1, Km 21.1

Illustrative location overview • Business locations are listed, not pinned. Property marker supplied by owner; boundaries not verified.

Excellent Accessibility

- Direct access to PR-835
- Close proximity to PR-1



POTENTIAL USES

The property's I-1 (Light Industrial) zoning presents an opportunity to evaluate warehousing, distribution, light manufacturing and assembly, wholesale supply operations, and combined office–warehouse facilities. These potential uses complement the surrounding area's established industrial and commercial activity. All proposed uses and development plans remain subject to confirmation under the applicable zoning regulations, site requirements, and permitting approvals.

Potential use	Examples
Warehousing and distribution	Storage and distribution of consumer goods, building materials, equipment, or nonhazardous supplies.
Light manufacturing and assembly	Assembly, packaging, labeling, and fabrication operations with controlled noise, emissions, and waste.
Wholesale supply operations	Suppliers of flooring, plumbing fixtures, electrical components, hardware, and construction materials.
Combined office and warehouse facilities	Company headquarters with administrative offices supporting on-site storage, distribution, or production.
Equipment service and repair	Indoor servicing of commercial equipment, subject to the specific activity and applicable restrictions.
Order fulfillment and logistics support	Inventory storage, picking, packing, and dispatch for online retailers or regional distributors.

CONTACT INFORMATION

Carmen Figueroa, CCIM

Phone: (787) 232-4685

Email: cfigueroa@therodecollection.com

Rosalyn Gerardino

Phone: (787) 448-0089

Email: rgerardino@therodecollection.com

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