



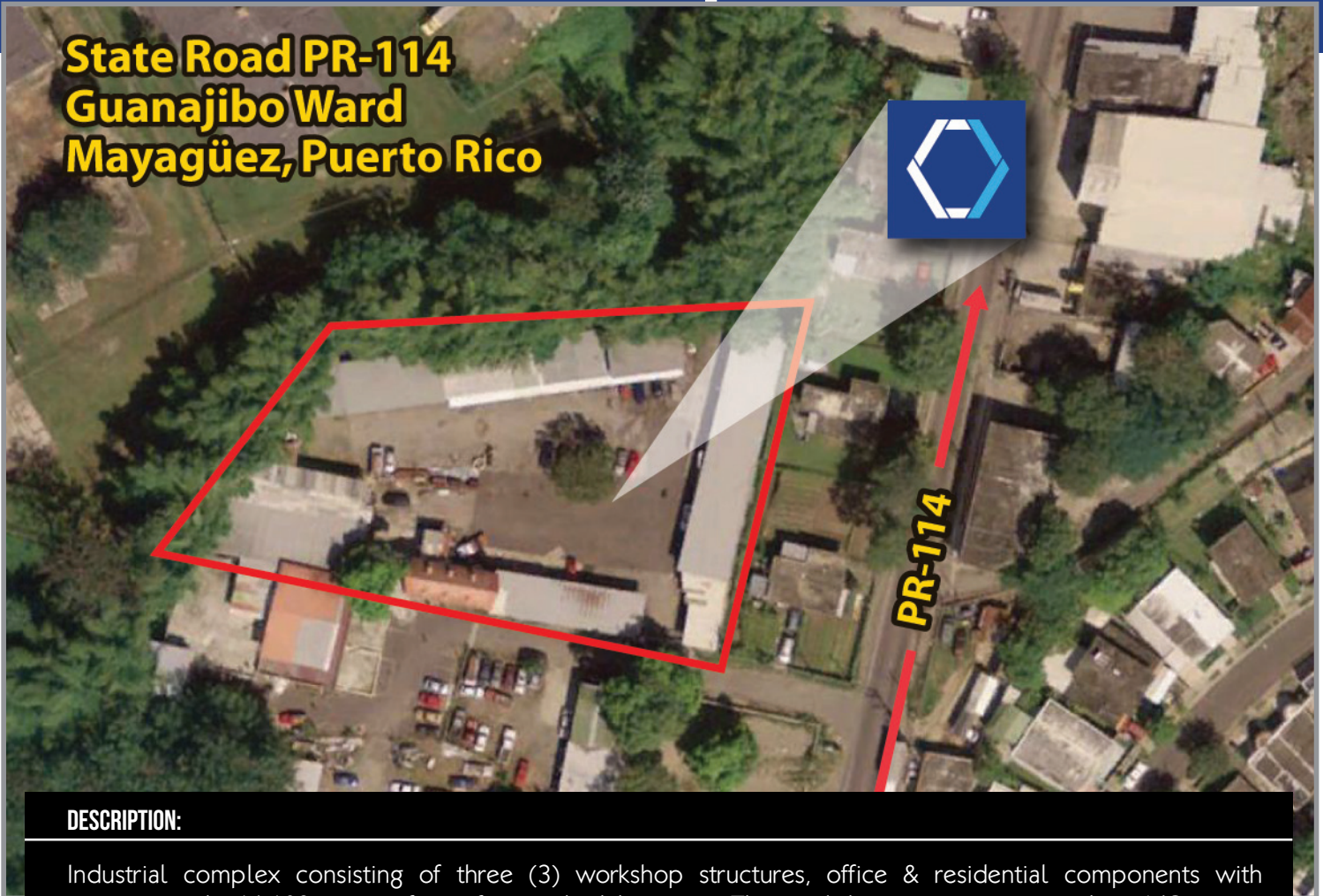
**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Mayagüez, Puerto Rico

**INDUSTRIAL PROPERTY**  
**FOR SALE**

**State Road PR-114**  
**Guanajibo Ward**  
**Mayagüez, Puerto Rico**



**DESCRIPTION:**

Industrial complex consisting of three (3) workshop structures, office & residential components with approximately 16,108 square feet of gross building area. The workshop areas accommodate A/C repair, woodwork, auto & boat mechanics, auto body repair, auto upholstery, among other related services.

**LOCATION:**

State Road PR-114 (interior), Km. 1.7, Guanajibo Ward, Mayagüez, Puerto Rico.

**BUILDING AREA:**

Approx. 16,108 square feet.

Workshop structures: Constructed with steel columns & beams and galvanized iron sheet roofing.

Office structure: Concrete office space located at the entrance of the property.

Residential component: Wooden residential apartment unit above one (1) of the workshop structures.

**ZONING:**

I-L (Industrial)

**SITE AREA:**

4,409 square meters

**LOCATION INFLUENCE:**

Within the perimeter of Western Industrial Park in Guanajibo, with direct access to State Road PR-2. Close to many residential, commercial and retail establishments; such as commercial strip centers, automobile dealerships, offices, banks, restaurants & deli's, among others.

**UTILITIES & SERVICES:**

Enjoys the utilities typical of an urban neighborhood area with the municipal services of Mayagüez, such as water, sanitary, storm sewers, electricity and communications.

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