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Peñuelas, Puerto Rico

# INDUSTRIAL TERMINAL FOR SALE



## DESCRIPTION:

A functional industrial complex located in the Tallaboa industrial port area, comprised of approximately 16.15 "cuerdas", with bay frontage and Port Authority public dock facilities. Existing space rack available with pipeline accessibility to the storage tanks from the dock and throughout the entire facility. The facility contains seven (7) storage tanks, a loading rack, transformer, office building, service shops, cafeteria and paved areas.

## LOCATION:

Tallaboa Industrial Complex Corner of State Road PR-127 and PR-385 Peñuelas, Puerto Rico. The terminal's southern border is the Caribbean Sea, on the west is the Tallaboa River and to the northeast, the access and service road.

## SITE AREA:

16.15 "cuerdas" equivalent to 63,494 SM (15.69 Acres)

## BUILDING AREA:

- Office: 2,533 SF
- Mechanic Shop: 667 SF
- Service Building: 7,000 SF
- Substation Building: 722 SF

## ZONING:

Heavy Industrial (I-2).

## FEATURES:

- Perimeter chain-link fencing, main gate with a security guard building.
- Substation building houses all of the electrical equipment servicing the tank farm, including a 4,160 to 440 volt transformer
- Eight (8) storage tanks in place with a total capacity of approx. 80,000 barrels, plus mixing tank with a capacity of approx. 1,785 barrels
- 7,000 SF service building and mechanic shop with storage area.

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