



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

San Juan, Puerto Rico

# INDUSTRIAL PROPERTY FOR LEASE



## DESCRIPTION:

Warehouse, distribution and office facility consisting of approximately 42,000 square feet, of which approximately 30,000 square feet is readily available for lease which may be subdivided. The space is supported by various loading dock and rolling door areas, office areas, restrooms, surveillance system, fire alarm system, 105kva back-up power generator, 600 amp electrical substation, access control system, ample parking facilities and outdoor lighting.

## LOCATION:

696 B Street, Matadero Ward, San Juan, PR.

## ZONING:

Industrial

## SITE AREA:

8,135.17 square meters equivalent to 2.07 cuerdas

## SITE COORDINATES:

Latitude: 18°24'50.29"N

Longitude: 66°05'52.59"W

## FEATURES:

- 105 kva generator & 600 amp electrical substation
- Access control, surveillance and fire alarm systems
- Various loading dock and rolling door areas
- Office areas and restrooms

## AVAILABLE AREA:

Approximately **30,000 SQUARE FEET** available which may be subdivided into three (3) spaces consisting of approximately 9,180, 9,440 & 13,600 square feet, respectively.

## PARKING AREA:

Ample parking area available for cars & trucks

For more information: [WWW.CHRISTIANSENCOMMERCIAL.COM](http://WWW.CHRISTIANSENCOMMERCIAL.COM)

