



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Las Piedras, Puerto Rico

INDUSTRIAL FACILITY FOR SALE/LEASE



DESCRIPTION:

Industrial facility consisting of approximately **203,754 square feet, which can be subdivided**, situated on 43.73 acres and possessing six (6) loading docks, located on State Road PR-30 within the Las Piedras Municipality in eastern Puerto Rico.

LOCATION:

State Road PR-30, between Quebrada Arenas and Ceiba Wards, Las Piedras, Puerto Rico

BUILDING AREA:

Approximately 203,754 square feet, which can be subdivided

- Production Space: 106,584.69 square feet
- Warehouse Space: 60,049.46 square feet
- Office Space: 27,473.54 square feet

FEATURES:

- Excess land suitable for the construction of another industrial facility
- Water storage tanks (200,000 gallons)
- Six loading docks
- Convenient access and great visibility from State Road 30 PR-30

LOCATION INFLUENCE:

Located between Quebrada Arenas and Ceiba wards of Las Piedras, east of the town center.

In the immediate vicinity of many commercial and industrial establishments, including Plaza Las Piedras Shopping Center, pharmacies, gas stations, fast food restaurants, schools, movie theaters and manufacturing facilities, among others.

ZONING:

Light Industrial (I-L)

SITE AREA:

Approximately 43.73 acres, equivalent to 45.027 cuerdas

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

