



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Carolina, Puerto Rico

INDUSTRIAL PROPERTY FOR SALE/LEASE



DESCRIPTION:

Warehouse and distribution facility consisting of 93,935 square feet with an average ceiling height of twenty-two feet (22'), fully sprinklered, with eight (8) covered loading stations, ten (10) loading access doors and three (3) level storage racks throughout the warehouse area, located off Campo Rico Avenue in the Carolina Municipality.

LOCATION:

Lot #22-A, Sabana Gardens Industrial Park, Sabana Abajo Ward, Carolina, Puerto Rico.

SITE AREA:

10,196.28 square meters equivalent to 2.59 cuerdas

PARKING AREA:

Ample parking area available for cars & trucks

SITE COORDINATES:

- Latitude: 18°25'3.81"N
- Longitude: 65°58'49.44"W

ZONING:

Industrial (IL-1)

FEATURES:

- 22' ceiling height
- Fully sprinklered (100%)
- 8-loading stations & 10-loading access doors
- 3-level (20') storage racks throughout the warehouse area
- Independent electricity meters
- 10,000 gallon water reserve tank
- Security: Camera surveillance system, Fire alarm & Outdoor lighting
- Each warehouse bay contains private offices, mezzanine areas & restrooms

AVAILABLE AREA:

93,935 square feet available, which may be subdivided

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

