

# INDUSTRIAL WAREHOUSE **FOR SALE**

COUNTRY CLUB INDUSTRIAL PARK, LOT. 13 | CAROLINA, PUERTO RICO



**BUILDING SIZE:**  
24,207 Square Feet

**Lot Size:**  
2,430 Square Meters

**Location:**  
Lot. 13, 272 Street, Country Club Industrial Park,  
Sabana Abajo Ward, Carolina, Puerto Rico.  
The property is positioned west of State Road PR-26.

**Site Coordinates:**  
18.41520820, -65.98853109

**For more information, please contact:**

**MANUEL CHIRIVELLA, CCIM**  
787-604-3757  
[mchirivella@ngcarib.com](mailto:mchirivella@ngcarib.com)  
Enterprise License E-251

## PROPERTY HIGHLIGHTS

- One story warehouse building with mezzanine (10,252 SF)
- Direct access to PR-26 expressway. Next to Luis Muñoz Marin International Airport (3 miles) and close to San Juan Port (9.6 miles)
- Warehouse ceiling heights from 12' to 25'
- Loading area, under roof, with two (2) loading position and two (2) roll up doors plus two (2) additional roll up door to the left side of the building.
- 33 parking stalls
- Light industrial (I-1) zoning
- 300 KVA electric substation and 60 KW back-up emergency power generator with diesel tank of 600 gallons
- Fully Sprinklered



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[ngkf.com](http://ngkf.com)

International Marketing Center II, 90 165 Road Suite 401, Guaynabo Puerto Rico, 00968

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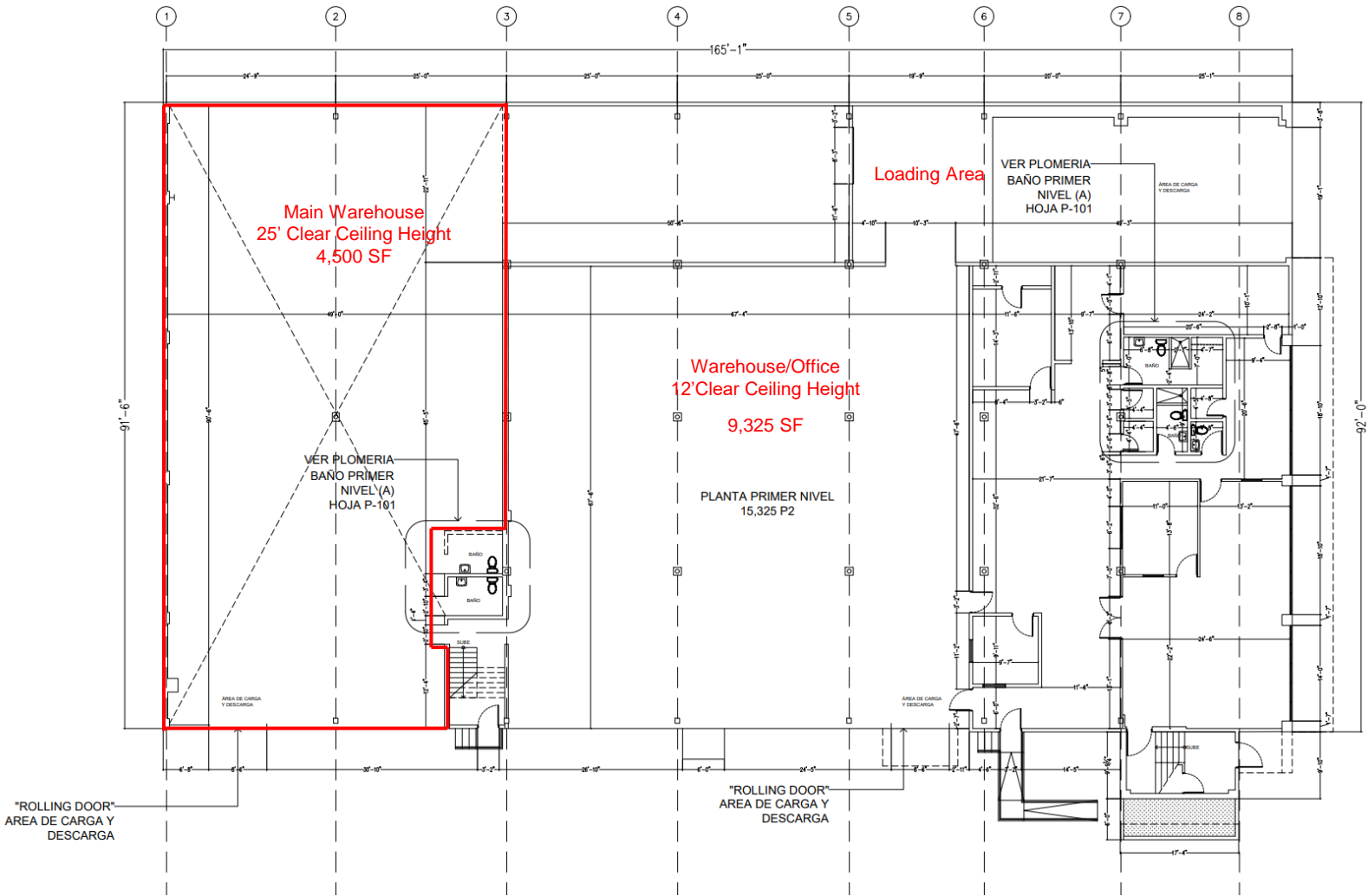
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**First Floor**



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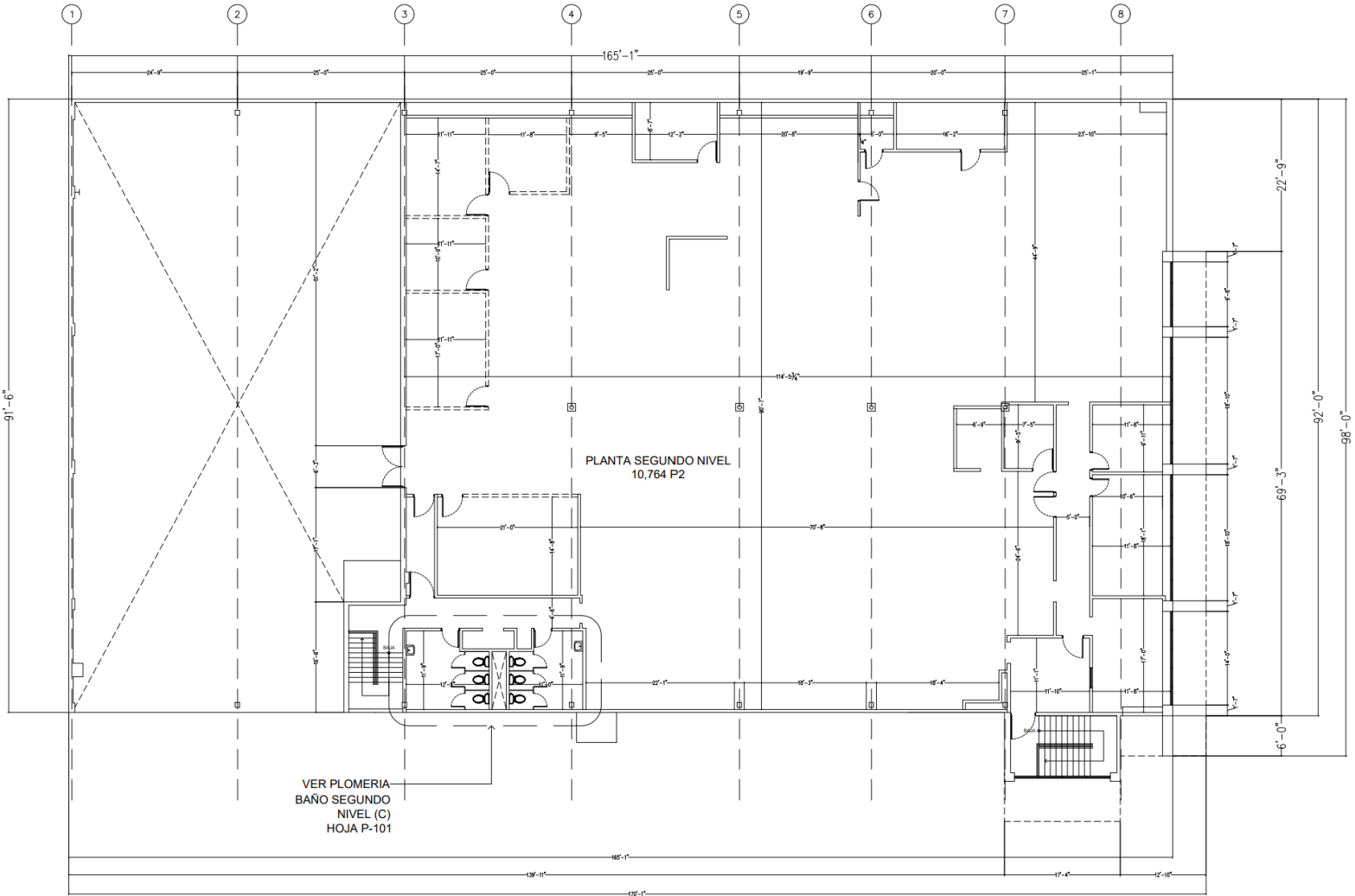
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Mezzanine



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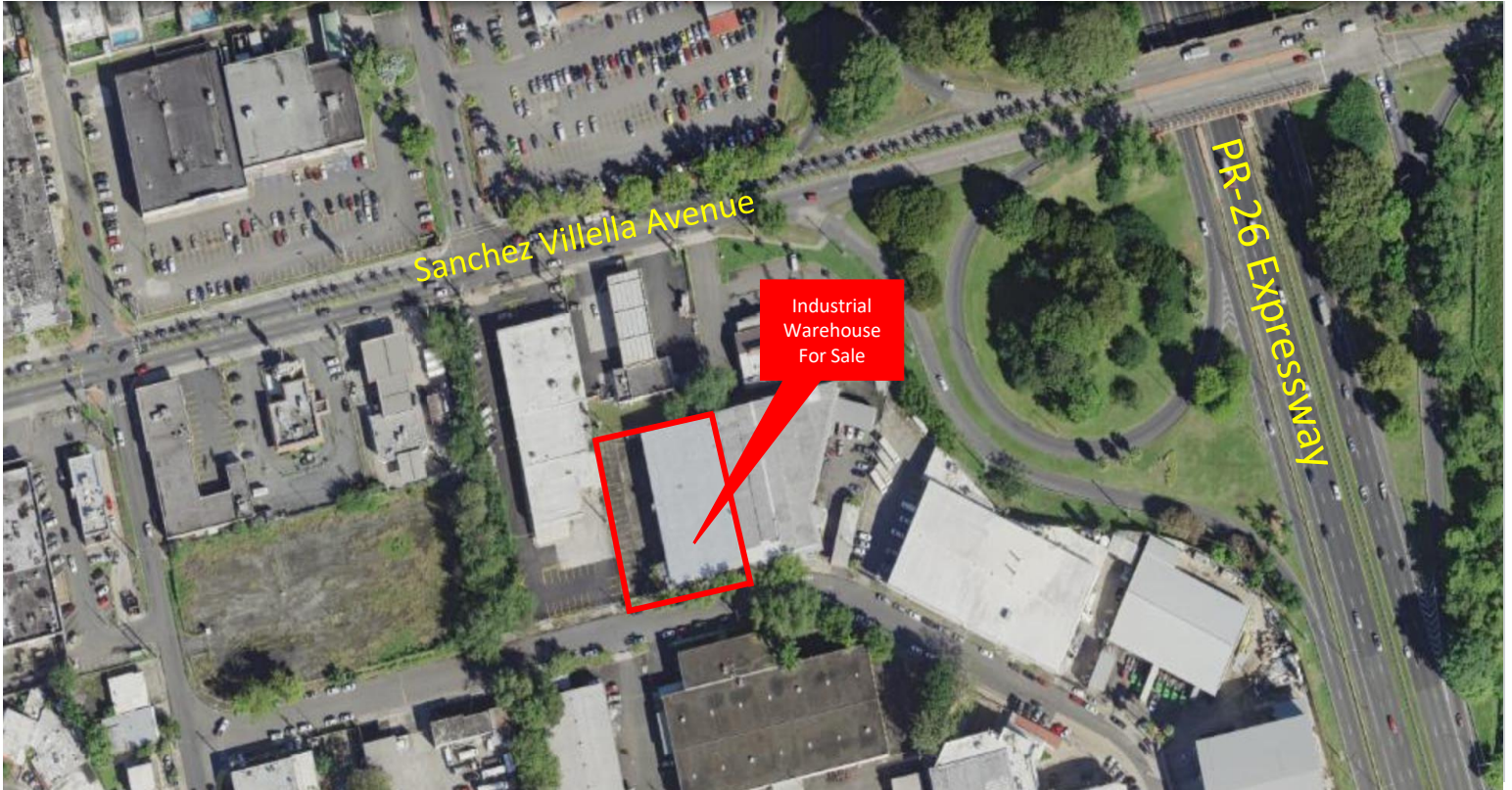
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