

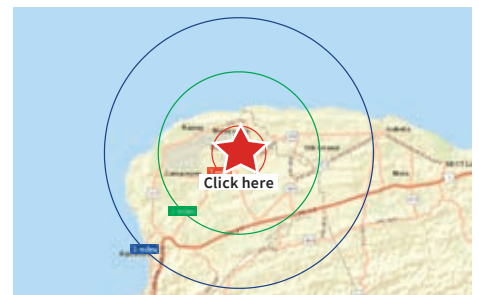


Sale or Lease

Manufacturing / Warehouse Opportunity in Aguadilla, PR

The property, formerly known as Tyco Safety Products PR Industrial Plant, is located in PR-110 Km. 5.8 North Aguadilla, PR. The property consist in 3 buildings, a cafeteria and a warehouse. Building size total is 328,381 SF and land size is 227,137 SM. Ample parking spaces are available for 858 vehicles. The property can be subdivided for specific tenant requirements and additional land is available for build to suit or ground lease opportunity.

18.490802, -67.103466



Key Facts

Address	Road 110 Km 5.8, Aguadilla, PR, 00604
Building Area	328,381 SF
Land Area	227,137 SM (57.79 cuerdas)
Available	The property is undergoing extensive renovations including new roof and can be made available for tenant possession by 3/1/2021.
Price and Terms	Sale: Lots: \$500,000 per acre Lease: Lots: \$50,000 per acre / year Building: \$8.00 PSF* *Subject to delivery terms and conditions.
Zoning	I-L - Light Industrial
Flooding	Out of flooding zone
Parcel #	006-000-002-42

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License Number: E-297



Property Highlights

Buildings (1 & 2) and Cafeteria:

1. Size 271,850 SF
2. 14.6 feet ceiling clearance height 6 floor thickness
3. HVAC units with chillers water systems
4. Quick response sprinkler system
5. 60,000 gallons water storage tank
6. Water treatment plant on site
7. Production area of 175,297 SF
8. Plant is completely air-conditioned
9. Clean rooms, packaging and maintenance rooms
10. Column spacing of 30' x 40'
11. Improved office space
12. Plastered and painted interior walls
13. Acoustic ceilings and fluorescent lighting
14. ADT security system

Construction:

1. Constructed out of reinforced concrete and reinforced concrete floor slab
2. Structural steel columns and beams
Precast reinforced concrete walls and roof consisting of metal deck with acoustic deck and exterior built up material for roof insulation.
3. There is a section of the roof of concrete construction.

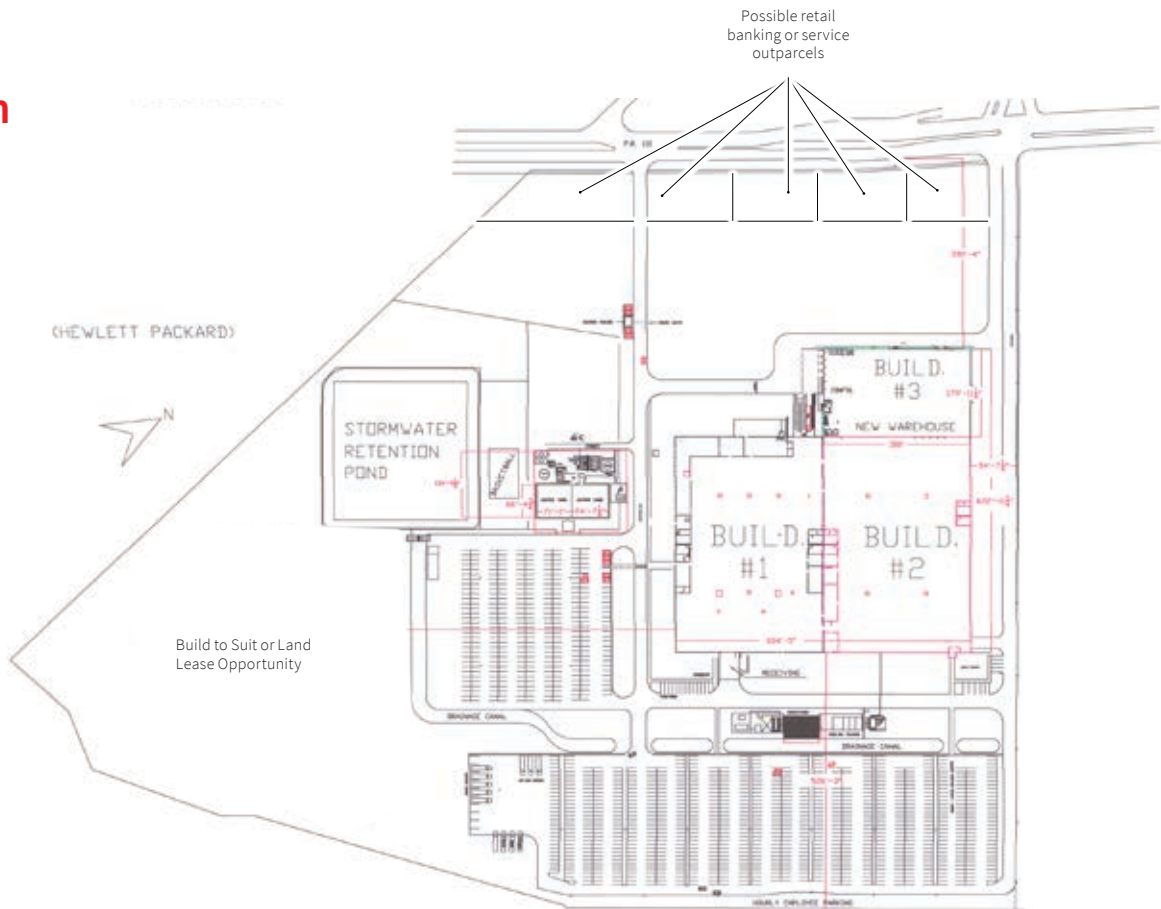
Power Supplied by:

1. (1) 2775 kva 115/13.2 KV external substation transformer
2. (3) 2000 kva, 13,200/480 V internal substation transformers, switch -gear panels have maximum amperage of 2000, 277/480 volt, 3 phase, 4 wire, 60 HZ;
3. (2) diesel powered generator for backup power (900 kva each)
4. (1) 60 kva emergency lighting power generator

Warehouse

1. Size 53,989 SF
2. Reinforced concrete floor slab, structural steel frame with pre-cast reinforced concrete walls and galvanized aluminium roof
3. Parking for receiving and distribution
4. Mezzanine of 2,543 SF
5. Column spacing of 34' x 27'.5"
6. 5" floor thickness
7. 26.5 feet ceiling clearance height
8. HID and fluorescent lighting
9. 6 loading docks all with dock levelers and electric openers

Site Plan



Gallery



Market Highlights

Aguadilla, in the immediate vicinity of the site, hosts residential areas, restaurants, and major manufacturers like Honeywell Aerospace, Johnson & Johnson, Pratt & Whitney, Lufthansa Technik, and Hewlet Packard. Aguadilla has one of the fastest growing tech sectors in Puerto Rico, and Rafael Hernández International Airport is located .5 miles away from the site. The airport will be undergoing a \$135M new 8-26 runway expansion project. San Juan Muñoz Rivera Airport is 83 miles to the east, and the Port of San Juan is 80 miles away, also to the east. The Aguadilla municipality has a population of 50,265 residents, and the last reported unemployment rate was 10.1 percent. The median income is 16,693 dollars per year, and regarding education, 22.7 percent of the population has a bachelor's degree.

Location



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- Property located on PR-110 in Aguadilla with a traffic count of 30,096 cars per day.

Demographics

2018 PROJECTED AREA DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,939	28,268	62,344
Households Total	1,818	10,032	22,210
Purchasing Power per Capita	\$14,241	\$14,097	\$13,597

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