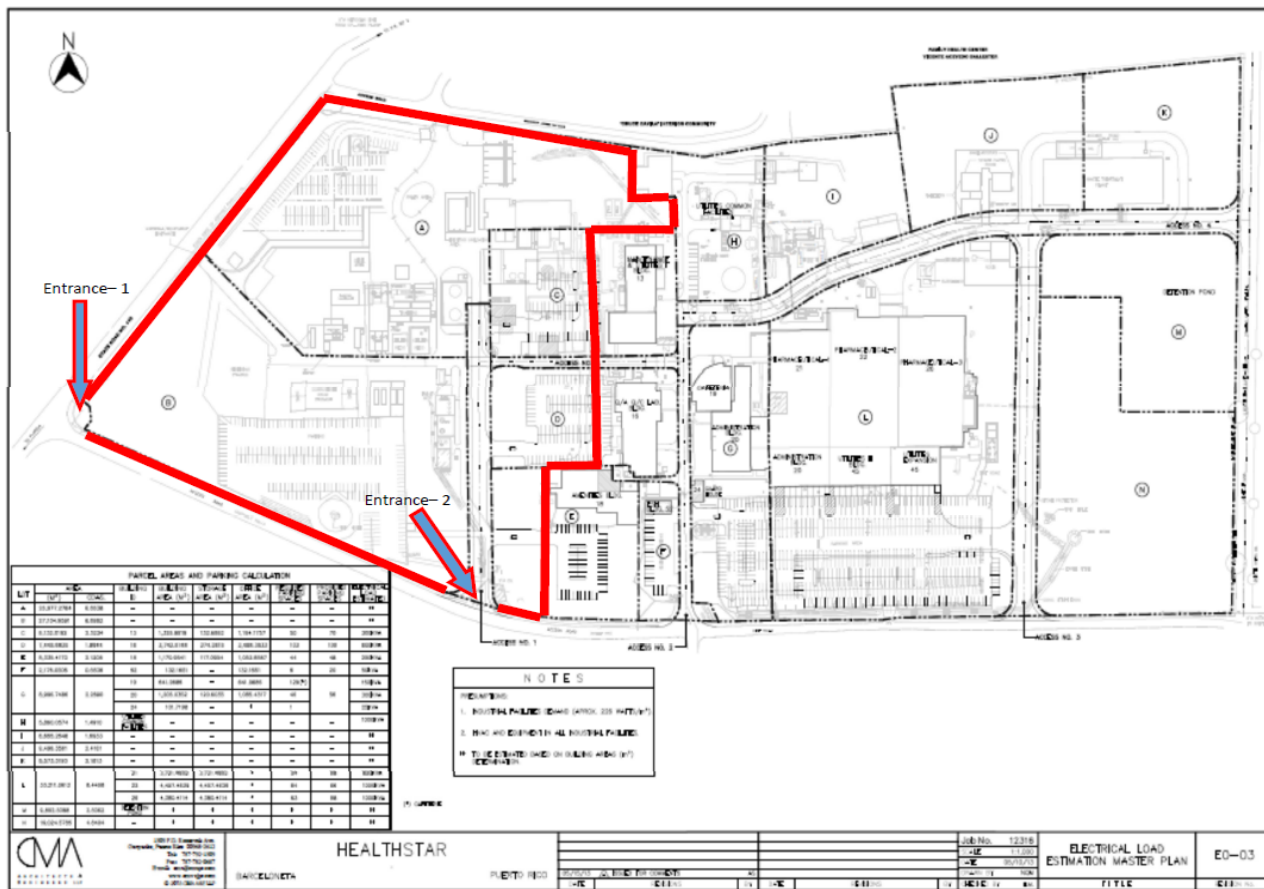




BINSWANGER
PUERTO RICO





Basic Building Features: we are offering. We can build 100,000+ TBD sq ft + 8,000 sq ft of office type space. Space to be designed to be expandable to 200,000 sq ft. if is required later.

- 15 dock doors motorized with levelers
- 2 drive in doors
- 15 dock doors motorized with levelers
- 2 drive in doors
- Tenant can customize the space as needed.
- 150 of chilling capacity to keep space at 20-25 deg C at 60% humidity.
- Fully Insulated roof as needed to keep cooling costs low.
- Full fire protection of up to 1 million gallons of fire water storage if required with duplex high speed diesel pumps.
- New LED electrical fixtures motion activated in warehouse.
- Typical warehouse electrical power to include the cooling. Heavier power available if required at additional cost.
- Tilt up Concrete wall construction 30-35 feet clear height in warehouse.
- 200 MPH roof rating
- Stand by generator to supply 100% of power requirements
- Parking for 50 cars Truck aprons typical Building perimeter LED lighting.
- Trailer storage area if needed (TBD at additional cost) Approximately 20 acre dedicated parcel
- 3 separate exclusive use entrances (main entrance off Rt 140, north and south sides with guard shack on north entrance).
- Space to be designed to be expandable to 200,000 sq ft. if is required later
- Possible to reinstate Free Trade Zone status.
- RE tax grants available from Barceloneta and PR governments.

Estimated rent \$12 PSF + OPEX currently at \$1.66 on the site. 2% annual increases. 15 yr. term preferred

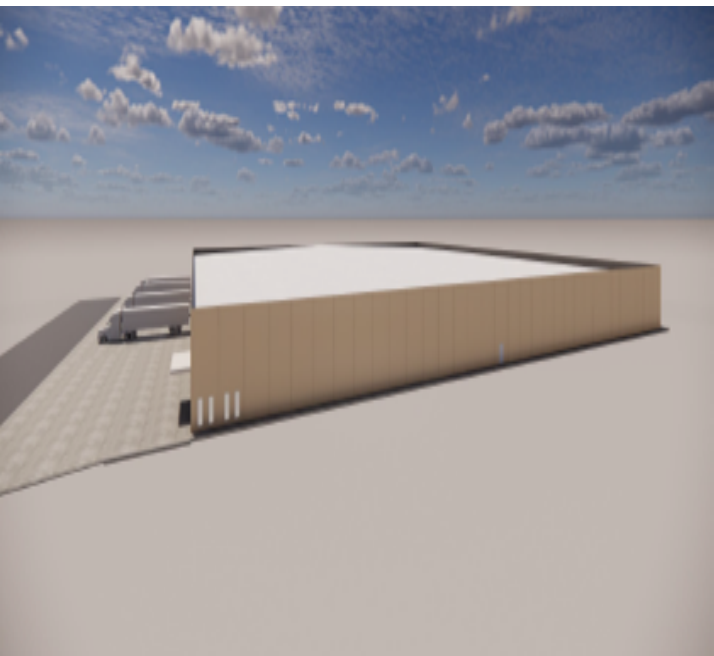
NNN. Delivery 12 months estimated from lease signing.

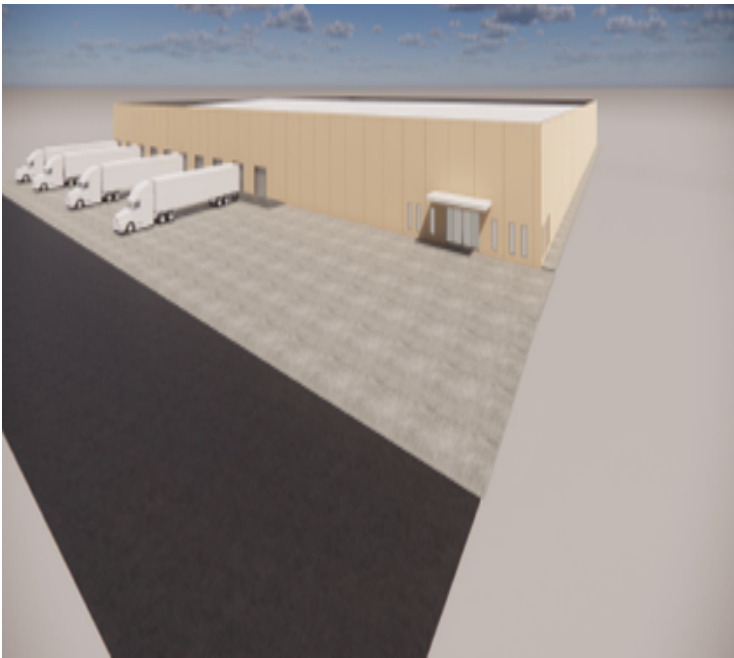
Customize the space as needed.

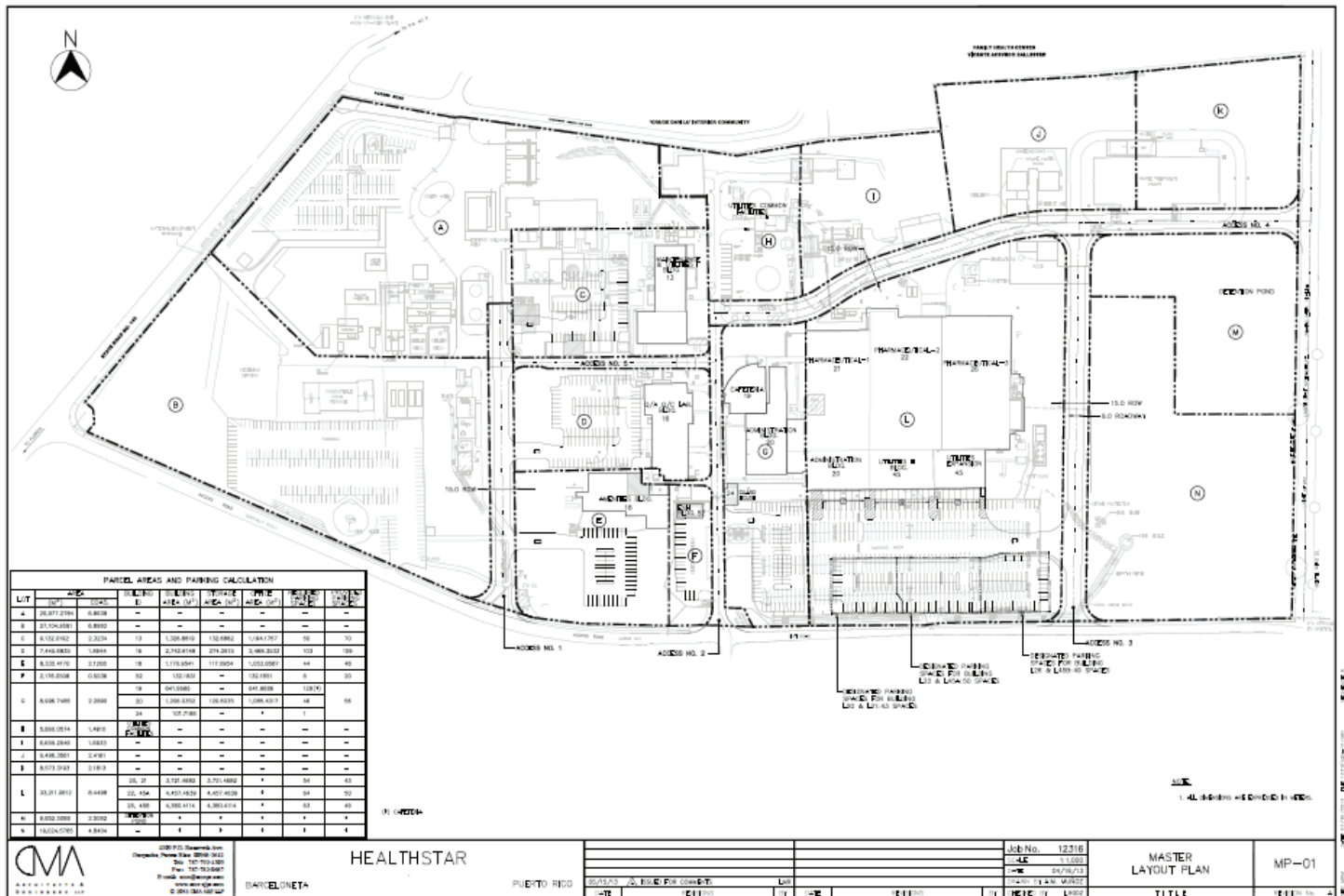
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- Space to be designed to be expandable to 200,000 sq ft. if is required later
- Possible to reinstate Free Trade Zone status.
- Real Estate tax grants available from Barceloneta and PR governments.

Estimated rent \$12 PSF + CAM currently at \$1.66 on the site. 2% annual increases. 15 yr. term preferred NNN.

Delivery 12 months estimated from lease signing.







Description:

- **Campus-like corporate setting**
- **Beautiful and professionally maintained landscaping**
- **Fully fenced and secured access to park**
- **On-site 24/7 security**
- **Significant retail options in the immediate area offering dining, banking, and most other services.**
- **Easy access to PR-22**
- **On-site fire sprinkler protection system and storm water management**
- **Abundant, quality labor pool in area**
- **Heavy electric, water and sewer available**

