

TYCO PROPERTY

San Antonio Industrial Park
PR - 110, Km 5.8 North
Aguacate Ward
Aguadilla, Puerto Rico

FOR SALE OR LEASE

328,381 Square Feet
(Land can be subdivided)



Lic No 7840

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Price

Building with Adjacent Land

Negotiable

Entire Property (including surplus acreage)

Negotiable

Site Area 57.79 cuerdas (56.16 acres)

Building 1 + Cafeteria	138,753 SF	(completely air-conditioned)
Building 2	133,097 SF	(completely air-conditioned)
Warehouse + Mezzanine	<u>56,531 SF</u>	
Gross Building Area	328,381 SF	

Loading Docks 6

Parking 858 spaces on asphalted pads

Zoning I-1 (Industrial)

Ceiling Height 14.6 feet in manufacturing & office buildings
26.5 feet at warehouse building

Water Plant Treatment 125,000 gallons capacity per day (for building utilities)

- Comments**
- Built in 1975 / Warehouse Building: 1995
 - Constructed out of concrete & structural steel frame
 - Equipped with Sprinkler System & Emergency Back-up Generator
 - Adequate route of access & proximity to the Rafael Hernandez Airport, with the Port of Mayaguez serving the region. The site has adequate road linkages with PR-110 connecting with PR-2, the main artery in the sector.
 - Neighbors include: Hewlett Packard, LifeScan, & Celestica



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Tyco Safety Products Puerto Rico Industrial Plant

PR-110, Km 5.8 North
Aguadilla, Puerto Rico

Property Specs

227,137.23 square meters (57.79 cuerdas)
Industrial I-1 Zoning
Located 3 miles from the airport
Easy access and linkages
Guard station
Excellent exposure

Excellent Configuration
858 Vehicle Parking
Corner lot with traffic light
Excellent infrastructure in place
Three auxiliary power generators

Main Buildings Specs

Constructed out of reinforced concrete and reinforced concrete floor slab, 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. There is a section of the roof of concrete construction.

Buildings 1 & 2 and Cafeteria: 271,850 SF
33 years old
14.6 feet ceiling clearance height
6" floor thickness
HVAC units with chillers water systems
Quick response sprinkler system
60,000 gallons water storage tank
Water treatment plant on site

Production area of 175,297 SF
Plant is completely air-conditioned
Clean rooms, packaging and maintenance rooms
Column spacing of 30' x 40'
Improved office space
Plastered and painted interior walls
Acoustic ceilings and fluorescent lighting
ADT security system

Warehouse Specs

Reinforced concrete floor slab, structural steel frame with pre-cast reinforced concrete walls and galvanized aluminum roof. The warehouse building has a footprint of 53,989 square feet.

Warehouse footprint: 53,989 SF
Mezzanine of 2,543 SF
13 years old
26.5 feet ceiling clearance height
6 loading docks all with dock levelers and electric openers

Parking for receiving and distribution
Column spacing of 34' x 27'.5"
5" floor thickness
HID and fluorescent lighting



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Land



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