

San Juan, Puerto Rico

Toa Baja, Carretera Estatal 865

Sale Price: US\$ 3,500,000

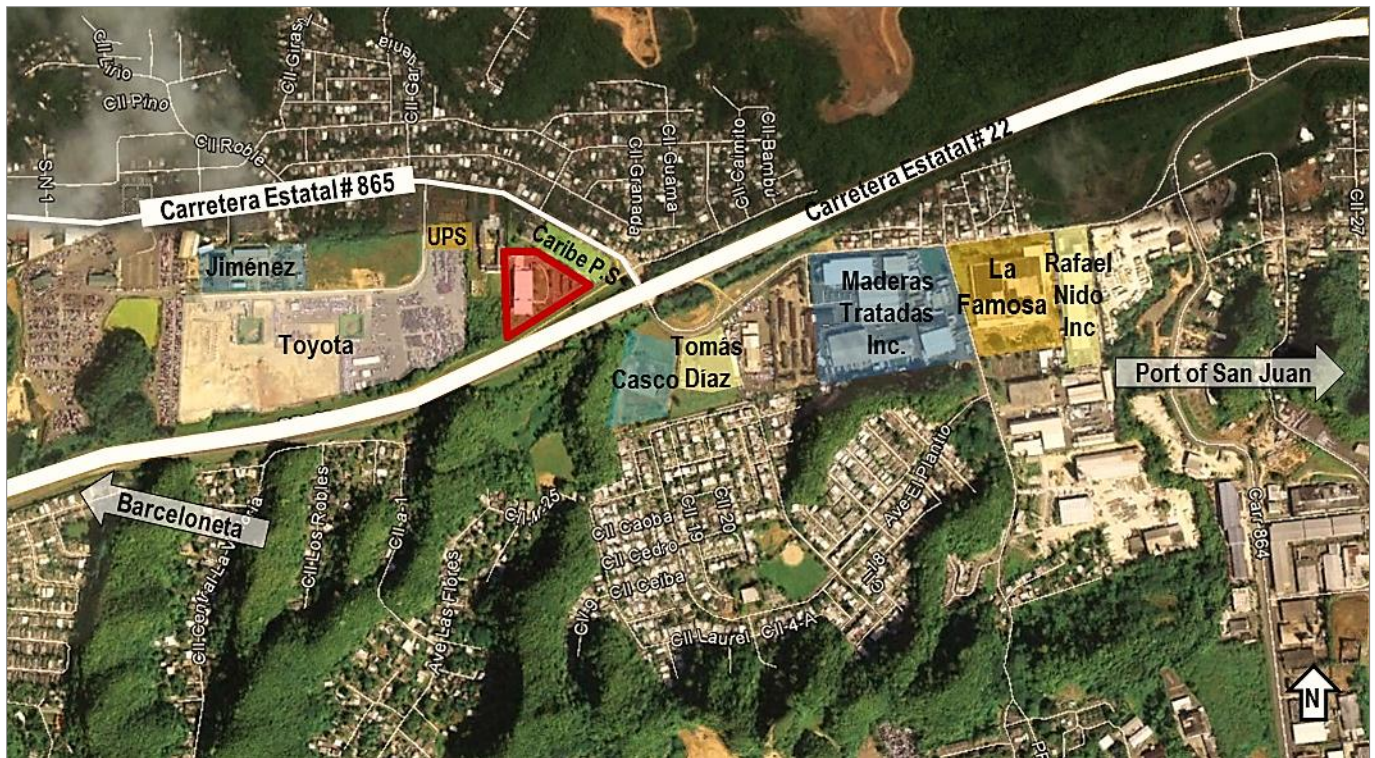


Opportunity

Class A Flex Office–Industrial Property

- Excellent location in the western part of the city, near the Port of San Juan
- 19,501m² of total land area and 40,782ft² distributed in offices, warehouse, and common areas
- Modern construction in excellent condition of maintenance

Location



- The Property is located on the western side of San Juan, in a commercial and industrial area
- Convenient for pharmaceutical and industrial activities given its proximity to both Barceloneta (large concentration of pharm companies/operations) as well as the Port of San Juan, just 15 minutes away from Toa Baja
- Excellent access and visibility from the Carretera Estatal # 22, along with ample parking for the facility's size
- Full public and private utilities such as paved streets and sidewalks, water supply, sewage, electricity, telephone, street lighting and garbage collection
- Notable properties in the surroundings including Toyota, UPS, Rafael Nido Inc., La Famosa, among others



Features

- Class A flex office—industrial facility built on a 19,501m² land, with approximately 40,782ft² of usable area
- Solid 20 year-old structure in excellent conditions of maintenance
- Great exposure and image from 2 main highways in Toa Baja
- Furnished Offices
- Fully equipped kitchen and cafeteria
- Ceramic Floors and suspended ceilings
- Temperature controlled warehouse with 5 recorders's system (Bristol Thermo-Humidigraph), 28 ft height and 4 loading docks
- Full emergency back up generator of 400 KVA with total covering transfer switch
- Sprinkler system with a 150,000-gallon water reserve tank
- 3,000-gallon Diesel tank
- 5,000-gallon Potable water tank with pump and pressure system for offices and common areas
- Parking up to 130 spaces with expansion capability



Built Areas

Floor	Description	ft ²	m ²
1st Floor	Office Building	10,436	970
2nd Floor	Office Building	9,906	920
1st Floor	Warehouse	20,440	1,899
Total Construction		40,782	3,789



Image Gallery



Parking Lot



Temp/Control Warehouse



Water/Energy Supply



Loading Docks



Kitchen



Private Office



Real value in a changing world

Property For Sale

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