

For Sale

Warehouse/Office Facility

Cataño, PR

As exclusive agent, we are pleased to offer the following:



PROPERTY #1 DESCRIPTION

Building Area: 56,400 sf footprint. 50,400 sf serves as warehouse and 6,000 sf for office on first floor. Second level has additional 6,000 sf.

Lot Area: 7,800 sm.

Description: Concrete and metal structure. Built in 1974. Roof was last repaired in 1998.

Amenities:

- Ceiling height – 30' at its highest point.
- Loading Areas – 2 receiving loading docks, 8 shipping loading docks on the rear.
- Parking – 60 automobiles.
- Fire suppression – sprinkler system throughout the facility with water tank underneath the shipping area.
- Guard house, CCTV, alarm, 4 restroom facilities.
- AC and humidity control monitoring systems in part of the warehouse.

PROPERTY #2 DESCRIPTION

Area: 10,500 sm immediately West of Property #1.



For more information and inspection please contact:

Fernando L. Toro

President

(787) 977-7373 Ext. 22

(787) 402-3900

ftoro@propertyconceptscommercial.com

www.propertyconceptscommercial.com

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255 Canals St. Third Floor, San Juan, PR 00907
PO Box 360831 San Juan, PR 00936-0831

