

Manufacturing/Production, Warehouse/Storage, Office and Utility Areas

- Excellent location in Bayamón
- 155,277 SF gross (enclosed) area distributed within 4 main buildings / 46,239 SM Lot or 11.43 cuerdas
- Wholly fenced and enclosed property
- Construction: structural steel & concrete block and metal walls, reinforced concrete floor foundations
- Architectural designed office spaces
- 13 ancillary structures or areas comprising 16,217 sf and additional supporting facilities (such as dining, rest, parking canopies, equipment service, guard house, etc.)
- 3 Electrical substations: 2 of 750 kVA and 1 of 500 kVA
- Sprinkler and fire hose systems
- Zoning: IA (Light Industrial)
- Ample parking spaces and green areas



For more information:

Cushman & Wakefield | Property Concepts Commercial

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PROPERTY HIGHLIGHTS

Warehouse & Office A: 19,212 SF

- Warehouse: 17,220 sf
Height: 19' to 25'
- Office: 1st & 2nd level -
1,992 sf Height: 12'
- Parking: 26 for cars and 4
for containers
- 2 Loading docks
(uncovered) and 1 loading
door with ramp

Warehouse & Office B: 33,879 SF

- Warehouse: 27,712 sf
Height: 12' to 35'
- Office: 6,167 sf – Height:
12'
- Loading docks: 5
(covered), plus loading
ramp
- Parking: 40 for cars and 6
for containers

Warehouse & Office C: 98,586SF

- Warehouse: 98,586 sf
Height: 18' to 32'
- Office: 1,740 sf - Height:
12'
- Loading docks: 3
(covered), plus loading
ramp
- Ample parking for cars and
containers

Warehouse D: 3,600 SF

- Warehouse/Storage:
3,600 sf
Height 20' to 24'





FOR SALE

Industrial-Manufacturing Facility Complex

PR-174, Km. 5.3, Guaragua Ward, Bayamón, P.R.

CLOSE UP AERIAL VIEW



Google Property View

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