



**FOR RENT**

**5,475 SF Space for Warehouse and Mezzanine Area**

**Rexco Industrial Park, ANEXO II, Guaynabo, PR**



## Warehouse and Mezzanine Area – 5,475 SF

### Property Highlights:

- 2,213 Office Mezzanine
- 3,262 Warehouse
- 2 Covered Loading Docks
- Extractor
- Insulated Roofs
- Generator ONAN 300 kw with 560 gals of Diesel
- Electric Substation: 600 amp
- 1,200-gals Water Cistern
- Ceiling Height of 24'
- 1 Water Cistern – 400 Gals
- Additional Parking Available
- Cement & Metal Deck
- Great location and fantastic visibility to **PR-165**

**For more information, please contact**  
**Property Concepts Commercial | Lic. E-70**  
**255 Canals St. San Juan, PR 00907**  
**info@propertyconceptscommercial.com**

**787-977-7373**



FOR RENT

5,475 SF Space for Warehouse and Mezzanine Area

Rexco Industrial Park, ANEXO II, Guaynabo, PR

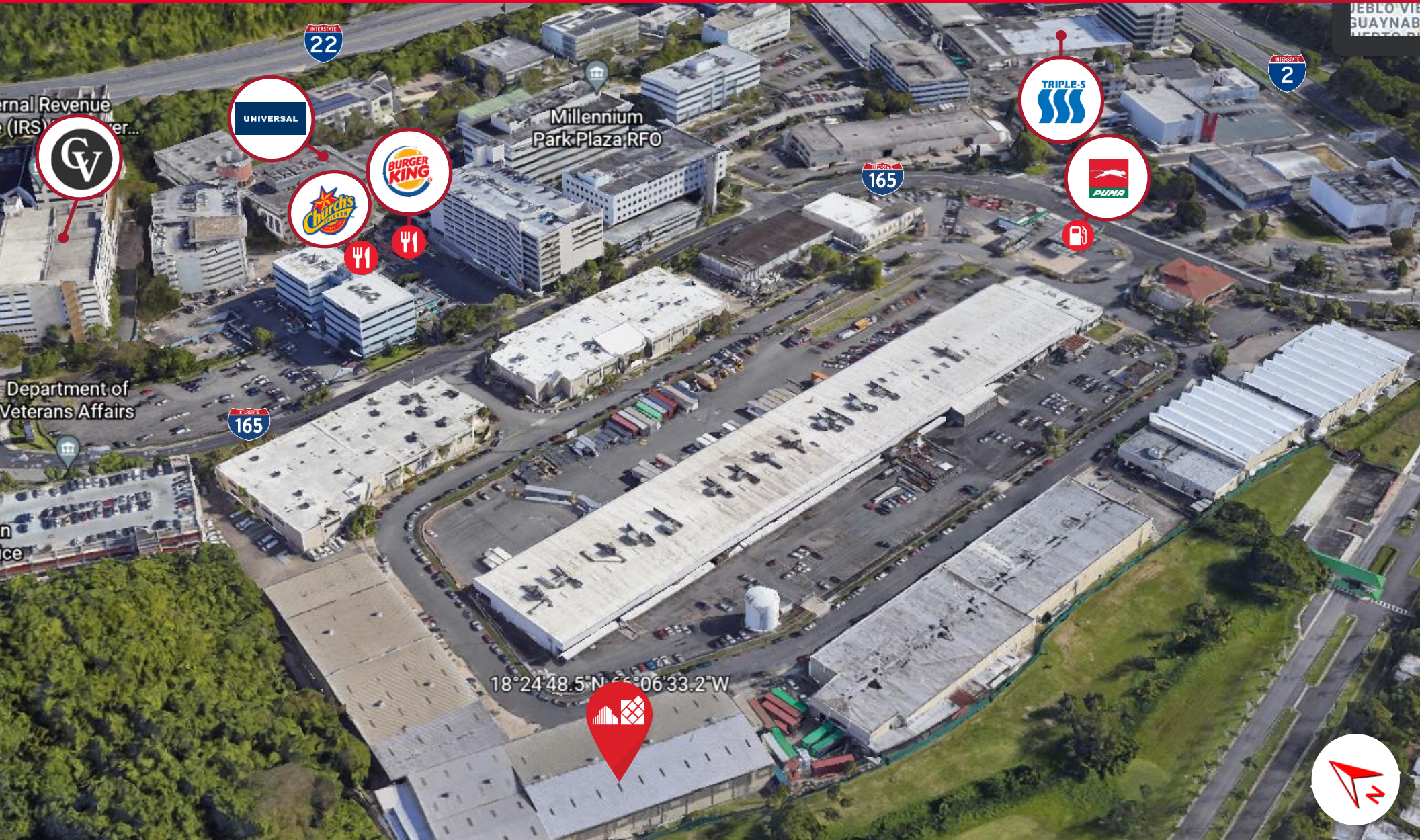
Additional Parking for Tenants



**FOR RENT**

**5,475 SF Space for Warehouse and Mezzanine Area**

**Rexco Industrial Park, ANEXO II, Guaynabo, PR**

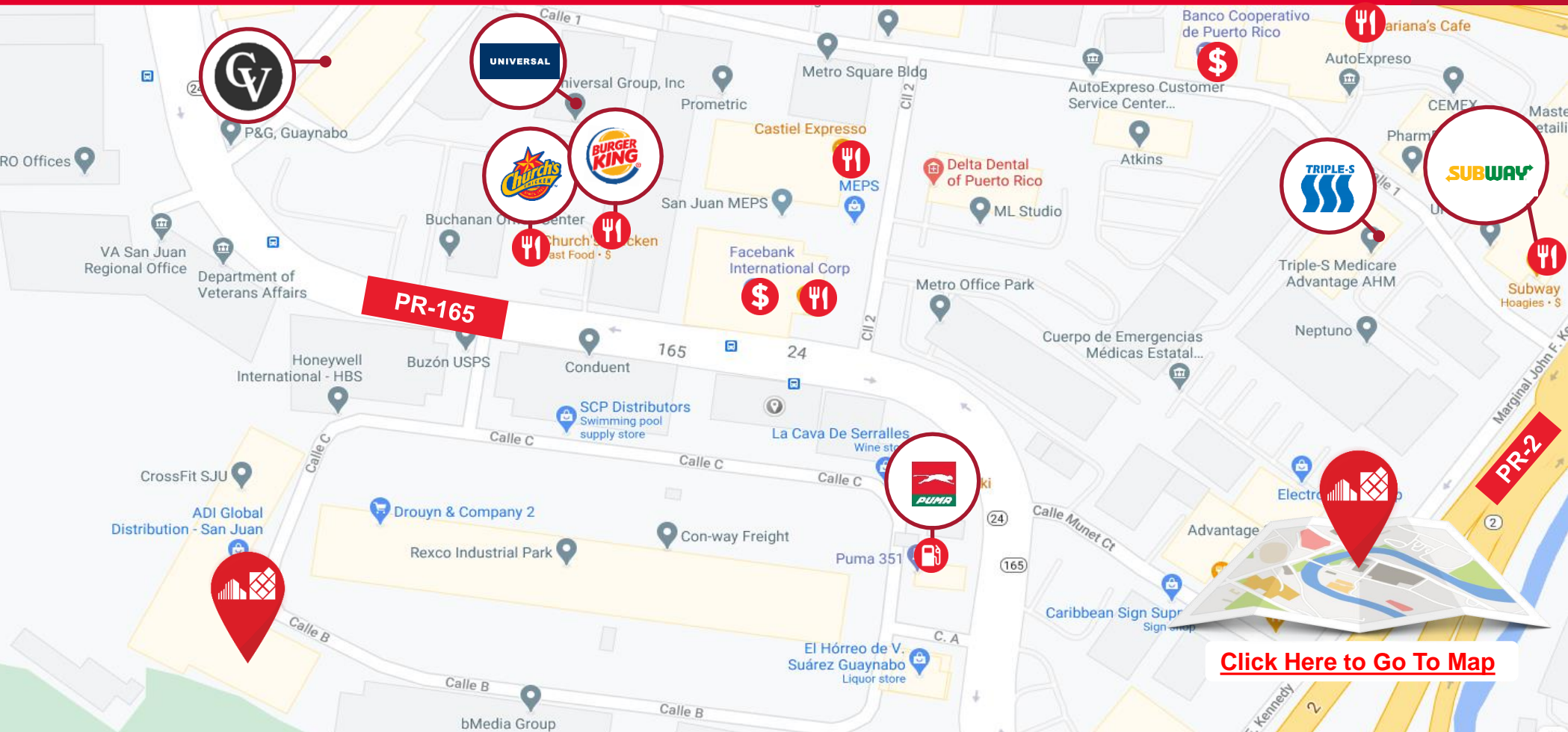




FOR RENT

5,475 SF Space for Warehouse and Mezzanine Area

Rexco Industrial Park, ANEXO II, Guaynabo, PR



For more information, please contact  
Property Concepts Commercial | Lic. E-70  
255 Canals St. San Juan, PR 00907  
info@propertyconceptscommercial.com  
787-977-7373

Demographics	1 Mile	3 Miles	5 Miles
Population	10,686	139,789	425,762
Households	4,864	56,035	174,580
Median Income	\$ 39,848	\$ 27,039	\$ 26,473
Average Income	\$ 65,977	\$ 45,524	\$ 45,331