



FOR SALE

±64,000 SF OFFICE/WAREHOUSE | Ponce, Puerto Rico

Better never settles

787-977-7373 | pcc-cw.com
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Lic. E-70



KEY FEATURES

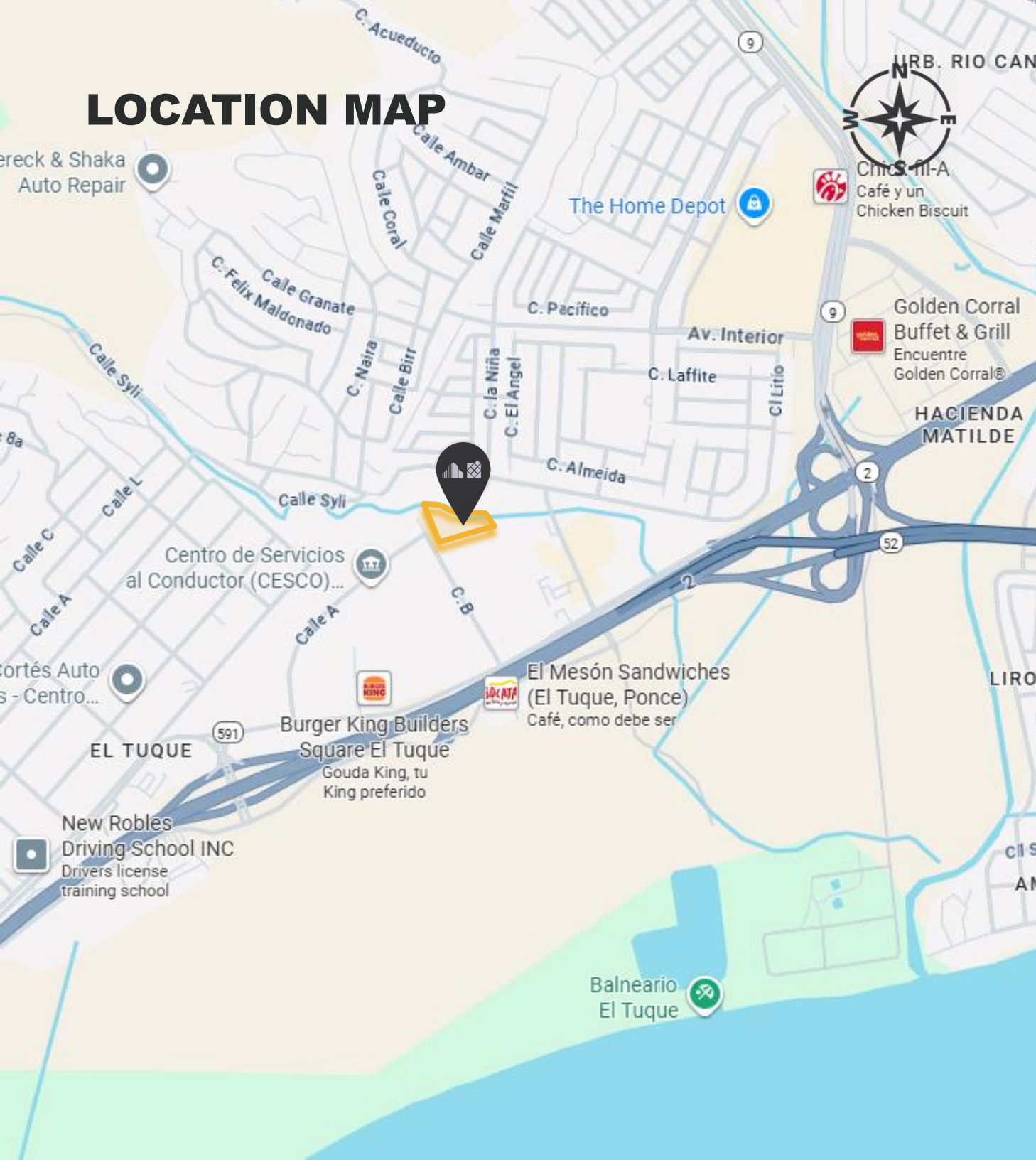
- Location: El Tuque Industrial Park, Ponce, Puerto Rico
- Site Area: 13,189 m² (≈ 3.26 acres) (two lots)
- Total Building Area: Approx.. 64,000 SF (Two structural steel buildings + steel storage annex)
- Building 24 Office Area: 3,961 SF Warehouse Area: 25,960 SF
- Building 25 Office Area: 7,697 SF Warehouse Area: 19,474 SF
- Annex Building Warehouse/Storage Area: 7,287 SF
- Building-to-Land Ratio: 45%
- Clear heights: 14'-19' (approx.)
- Loading area: Covered dock ± 2,000 SF with three bays
- Functional layout suitable for light manufacturing, storage, or logistics
- Zoning: Industrial
- Power infrastructure: Emergency generator + on-site substation
- Opportunity for repositioning or value-add lease-up in the Ponce industrial market
- Good access via PR-2 and proximity to the Port of Ponce and Mercedita Airport

Additional Information:

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LOCATION MAP



Location:

#24 and #25 B St.
Industrial El Tuque
Ponce, PR 00728

Coordinates:

17.991897, -66.649389



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