



Property Features

- Approx. 440,000 sqft in two buildings
- Flexible design and layout allows for multiple uses: showroom and office space.
- Ideal for logistics and distribution companies
- Virtually column free, pre-cast concrete construction throughout
- Ceiling heights up to 32 ft
- Large loading docks and cargo facilities accommodate up to 53 ft trailers
- Fully sprinklered
- Prestigious tenant roster includes: Walgreens, Baxter

Site Features

- **Immediate** access to the port of San Juan
- 10 minutes to SJU airport
- Immediate ingress and egress from De Diego Expressway
- Four major shopping malls within 5 minutes of location
- Unparalleled highway access to:
 - PR Routes 5, 52, 20, 17

Available



LOT 1

Calle #5 km 27.4
Esq. Expreso de Diego
Bo. Palmas
Cataño, PR 00962

Total Area Approx: 301,452 sqft
Ceiling Height: 30 ft



LOT 2

Calle #5 km 27.4
Esq. Expreso de Diego
Bo. Palmas
Cataño, PR 00962

Total Area Approx: 137,462 sqft
Ceiling Height: 32ft

For additional information, please contact:

Edward L. Stutz, VP
p. 787 - 788 - 1192 Ext. 309
estutz@cpgrealestate.com

Andrea Font, Leasing Associate
p. 787 - 788 - 1192 Ext. 311
c. 787 - 360 - 9992 | f. 787 - 788 - 2278
afont@cpgrealestate.com