

# San Gabriel Industrial Park

65<sup>th</sup> Infantry, KM 9.5, Carolina, Puerto Rico



## FOR SALE - PRICE REDUCED

As exclusive agents, we are pleased to offer the following property for sale:

### Building Specs:

- Warehouse Area: 42,225 sf; 8 Loading Docks
- Office Area: 21,784 sf (2 Level)
- Property Size: 15,006 square meters
- Offering Price: \$6.5 million (Appraised at \$9.9 million)
- Parking with 115 spaces
- Ceiling Height in the warehouse - 33' ft
- Zoning – Commercial C-2



### Investment Highlights:

Excellent regional distribution center with corporate showroom and sales and support office. The building is well located in Carolina, Puerto Rico minutes from the Airport and easy access to public transportation. Located on a two corner site with a traffic light makes it ideal for commercial use. The warehouse features eight dock doors with levelers.

### For further information, please contact:

**Vicente Rios, CCIM, SIOR**  
(L. 7840)  
Rios Commercial  
787.765.1111  
[rios@rioscommercial.com](mailto:rios@rioscommercial.com)

**Timothy R. Greiner**  
Executive Managing Director  
201.460.5152  
[tgreiner@newmarkkf.com](mailto:tgreiner@newmarkkf.com)



[www.newmarkkf.com](http://www.newmarkkf.com)



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# San Gabriel Industrial Park

65<sup>th</sup> Infantry, KM 9.5, Carolina, Puerto Rico



**FOR SALE - PRICE REDUCED**



For further information, please contact:

**Vicente Rios, CCIM, SIOR**  
(L. 7840)  
Rios Commercial  
787.765.1111  
[rios@rioscommercial.com](mailto:rios@rioscommercial.com)

**Timothy R. Greiner**  
Executive Managing Director  
201.460.5152  
[tgreiner@newmarkkf.com](mailto:tgreiner@newmarkkf.com)



[www.newmarkkf.com](http://www.newmarkkf.com)



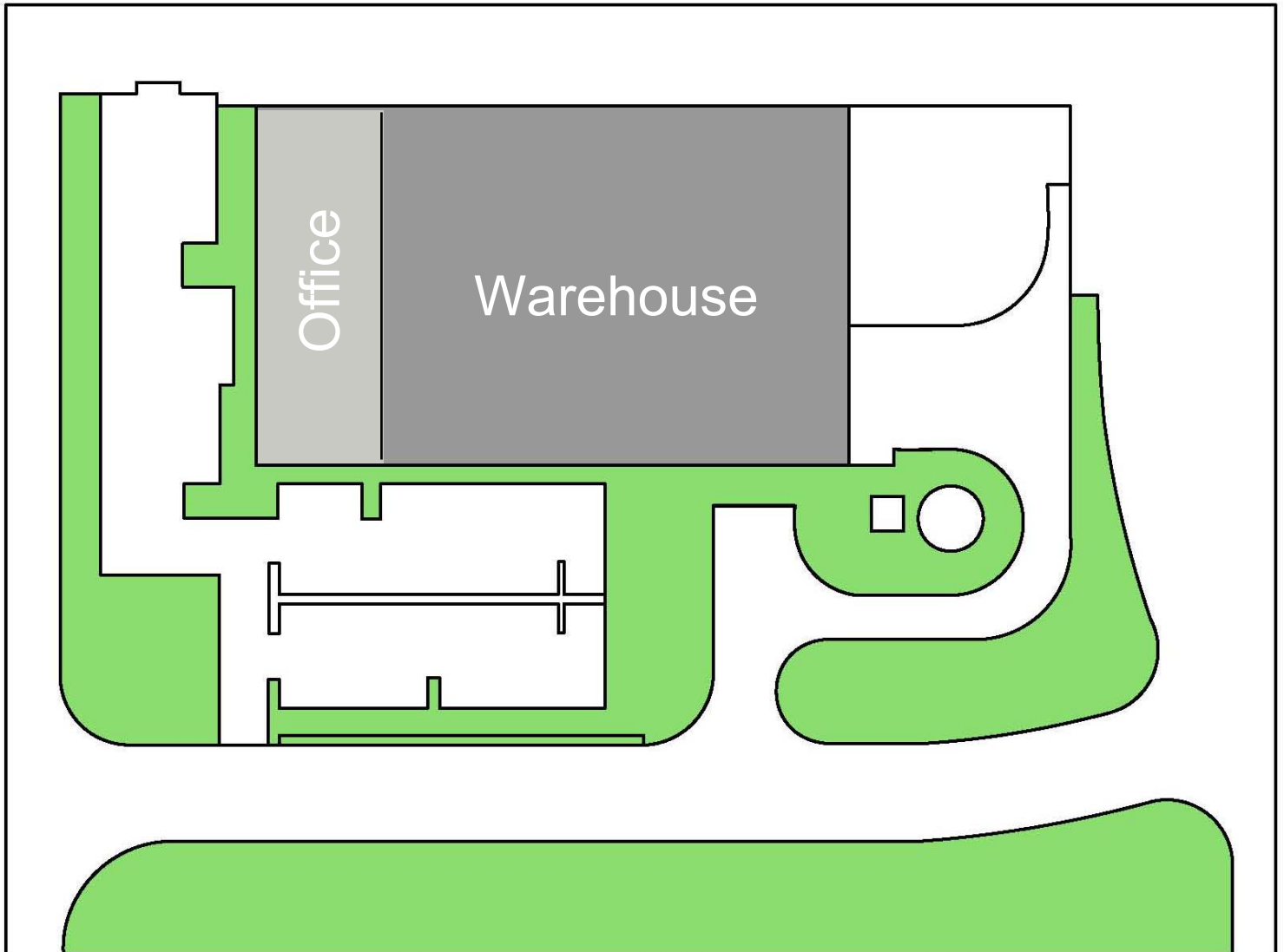
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# San Gabriel Industrial Park

65<sup>th</sup> Infantry, KM 9.5, Carolina, Puerto Rico



**FOR SALE - PRICE REDUCED**



For further information, please contact:

**Vicente Rios, CCIM, SIOR**  
(L. 7840)  
Rios Commercial  
787.765.1111  
[rios@rioscommercial.com](mailto:rios@rioscommercial.com)

**Timothy R. Greiner**  
Executive Managing Director  
201.460.5152  
[tgreiner@newmarkkf.com](mailto:tgreiner@newmarkkf.com)

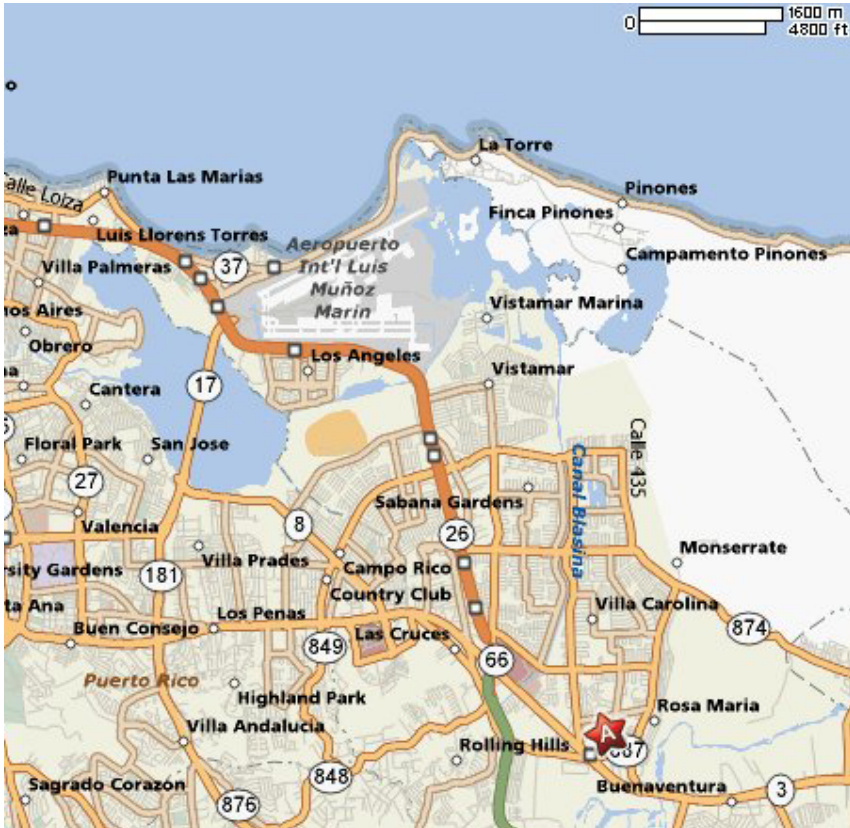


# San Gabriel Industrial Park

65<sup>th</sup> Infantry, KM 9.5, Carolina, Puerto Rico



## FOR SALE - PRICE REDUCED



For further information, please contact:

**Vicente Rios, CCIM, SIOR**  
(L. 7840)  
Rios Commercial  
787.765.1111  
rios@rioscommercial.com

**Timothy R. Greiner**  
Executive Managing Director  
201.460.5152  
tgreiner@newmarkkf.com



www.newmarkkf.com



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.