

**For Sale**

# Warehouse and Office

Diana Street, Amelia Industrial Park, Guaynabo, PR



**LAND AREA:** 12,000 sm or 3.05 cuerdas

**CONSTRUCTION AREA:**

Approximately 45,000 sf. (30,000 sf warehouse area, 13,000 sf office area and 2,000 sf conference area)

**PARKING:** 102

**FEATURES:**

- Storm shutters throughout facility.
- Ceiling Heights 25' – 30'.
- Loading Docks: 4 docks with levelers and 53' container capacity plus 2 docks for smaller trucks. Hurricane resistant.
- Back up power generation: 350 KW.
- Substation: 350 KVA.
- Fire Suppression: Water cistern 150,000 gallon capacity and fully sprinklered.
- Fully insulated rook and walls with fire retardant.

- Temperature and humidity controlled warehouse – 15 data loggers.
- Cafeteria with indoor and outdoor seating.
- Security and life safety systems.
- CCTV-23 cameras on site.
- Five ADA restrooms.
- IS room-raised floor and redundant capacity.
- Controlled substance vault.
- Video conferencing capabilities.

For more information and inspection please contact:

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