

RECEIVER SALE

REVENUE PRODUCING COLD STORAGE FACILITY

157,891 SF COLD STORAGE INDUSTRIAL FACILITY
 STRATEGICALLY LOCATED IN CORUJO INDUSTRIAL PARK, BAYAMÓN, PUERTO RICO
 5 MILES FROM THE PORT OF SAN JUAN

Property Highlights

Property Size:	6.11 cuerdas (5.93 acres) or 24,014 Meters APPROX
Zoning:	I-1, industrial and related uses
Building Size:	157,891 SF
Year Built:	1980
Loading Area:	25 truck trailers
Area Overview:	5 miles from the Port of San Juan; bound by PR22 to the north and PR 2 to the south
Tenancy:	Property can be delivered vacant or with Popaco Enterprises business intact. Business operates with 25+ existing occupants that are clients of the public cold storage business.



Summary of Gross Building Area

	Area in Square Feet	% Total	Ceiling Height
Refrigerated Areas:	71,450 Total Staging Area: 12,513 3 Cooling Areas: 11,022 5 Freezer Areas: 47,915	45.3%	32 Ft.
Dry Storage/ Packing:	61,852	39.2%	28 Ft.
Office:	12,000	7.6%	10 Ft.
Loading:	1,697	1.1%	18 Ft.
Annex Structures:	6,631	4.2%	Varies
Mezzanine:	4,261	2.7%	10 Ft.



Broker

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