

# Christiansen & Portela offers a wide variety of industrial and commercial sites

BY CB STAFF

When it comes to setting up operations, companies want top-notch facilities that will meet all their needs. This includes a good location, modern buildings with state-of-the-art amenities and plenty of space for work and storage. Specializing in the sale and rental of prime office, industrial and commercial properties, Christiansen & Portela offers a broad selection of sites from which to choose. "As a niche player, we work exclusively with the commercial and industrial sectors," said principal Rafael Portela.

In the area of industrial property, the firm currently has a number of sites available throughout the island, including Buildings no. 2 and no. 3 at the Humacao Industrial Park. Located just north of Route 3, these two facilities, which are up for sale, feature ample office, warehouse, and operating space for light industrial work. For example, Building no. 2, on a lot of close to 14,623 square meters, features 6,496 square feet of office space, 31,126 square feet for warehousing, and 43,872 square feet for other kinds of operations. It also comes with six loading dock bays with levelers, a 9,000-gallon cistern tank and approximately 50% of the facility is air conditioned. Building no. 3, which is larger in size, offers 8,900 square feet of office space, 11,607 square feet of warehousing area and 22,267 square feet for other needs.



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Other features include four loading dock bays with levelers, a 50,000-gallon cistern and a 10,000-gallon processed water tank, with the facility being mostly air conditioned. Both facilities have ample parking and an emergency generator as well as automatic fire protection sprinklers and fire house systems.

Also located in Humacao, a larger manufacturing and distribution facility containing six single-story buildings and one two-story totaling 190,000 feet is available for sale as well. Situated on a 31-acre parcel with ready access to PR 53, the facility also includes approximately 457 parking spaces and nine acres for future expansion.

For something closer to San Juan, Christiansen & Portela currently has a Carolina-based warehouse facility on its lease roster. Providing immediate access to 65th Infantry Avenue (Route 3) and Road 887, this facility consists of 30,000 square feet, with loading docks and multiple loading areas with secure rolling doors and is HVAC-ready for chiller connection. Another facility, which is in Guaynabo off the Martínez Nadal Expressway and is for sale or lease, features 30,000 square feet of office and warehouse space in a three-story building. Other amenities include an elevator, two loading docks, secured doors, a power generator and 50 parking spaces with a security system.

In the area of Las Piedras, a popular industrial district, Christiansen & Portela is offering an industrial facility for sale in Las Piedras Industrial Park. Designed for light industrial and medical device manufacturing, this 101,172-square-foot facility includes the manufacturing area, a warehouse with loading facilities, labs, employee cafeteria, mezzanine office and parking facilities. The entire site area measures 24,411 square meters. Other features include a 150,000-gallon sprinkler cistern, four loading docks, an emergency generator, 15 air conditioning units, two 6,000-gallon neutralization tanks and a 1,500-gallon purified water tank. ■



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