



**\$12,900,000**

## **602 BARBOSA AVE, SAN JUAN, PR, US, 00926**

<https://pomahome.com>

- Commercial Sale
- Warehouse

The first floor of this building is a mini self storage warehouse with spaces from 5×7 to 10×20. The second to 5th floor are office spaces starting at 10,000sf. Parking is 2 cars per 1,000sf. \$25.00 psf Rent includes central airconditioning, common area maintenance, insurance, and taxes. The building has 2 elevators and various security [...]



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### **Lo esencial**



**Tipo:** Commercial Sale

**Ciudad:** SAN JUAN

**Categoría:** Warehouse

**Clave del sistema fuente:**  
549957233

**Marca de tiempo de modificación del puente:**  
2025-11-26T23:20:39.928Z

**Área total del edificio:** 129000

**Contacto preferido de la oficina de listado:** 787-632-4300

**Precio de lista calculado por pies cuadrados calculados:** 100

**Refrigeración:** None

**Coordenadas:** -66.041478,  
18.411387

**Condado o parroquia:** San Juan

**Días en el mercado:** 1729

**Tipo de propiedad:** Commercial Sale

**Direcciones:** Cerca de Autoridad de Acueductos y alcantarillados en Hato Rey.

**Fecha Agregada :** Agregado hace 1 año

**Crear tour virtual automático (Sí o No):** true

**ID MLS:** 549957233

**Fuente del área del edificio:** Owner

**Unidades del área del edificio:** Square Feet

**Comentarios públicos del agente:** The first floor of this building is a mini self storage warehouse with spaces from 5x7 to 10x20. The second to 5th floor are office spaces starting at 10,000sf. Parking is 2 cars per 1,000sf. \$25.00 psf Rent includes central airconditioning, common area maintenance, insurance, and taxes. The building has 2 elevators and varios security features such as cameras and RFID and biometric access control systems. The building has Claro and AT&T as fiber optic internet providers. Tenant will pay AEE, AAA and Communications seperately. The 3rd and/or 4th floor can be preaped with these features: 1. Access control 24/7 with biometric system and two step confirmation. 2. Complete privacy, floor to ceiling walls and 2.5 hours fire resistance design and sound proofing. 3. Individual HVAC high efficiency system (Samsung inverter VRF). 4. Two configuration, pay per use, conference rooms with digital boards and Internet access (35 and 50 capacity respectively). 5. LED lighting to reduce energy expense. 6. Sub meter for energy consumption (each tenant pays what they consume, no CAM). 7. Build to suit, all displayed areas are adjustable to tenants requirements.

**Fecha de cambio de estado del contrato:**  
2021-03-03

**Refrigeración (Sí o No):** false

**País:** US

**Días acumulativos en el mercado:** 1729

**Fuente de listado:** MATRIX

**Subtipo de propiedad:** Warehouse

