



# PACIFIC INDUSTRIAL PARK



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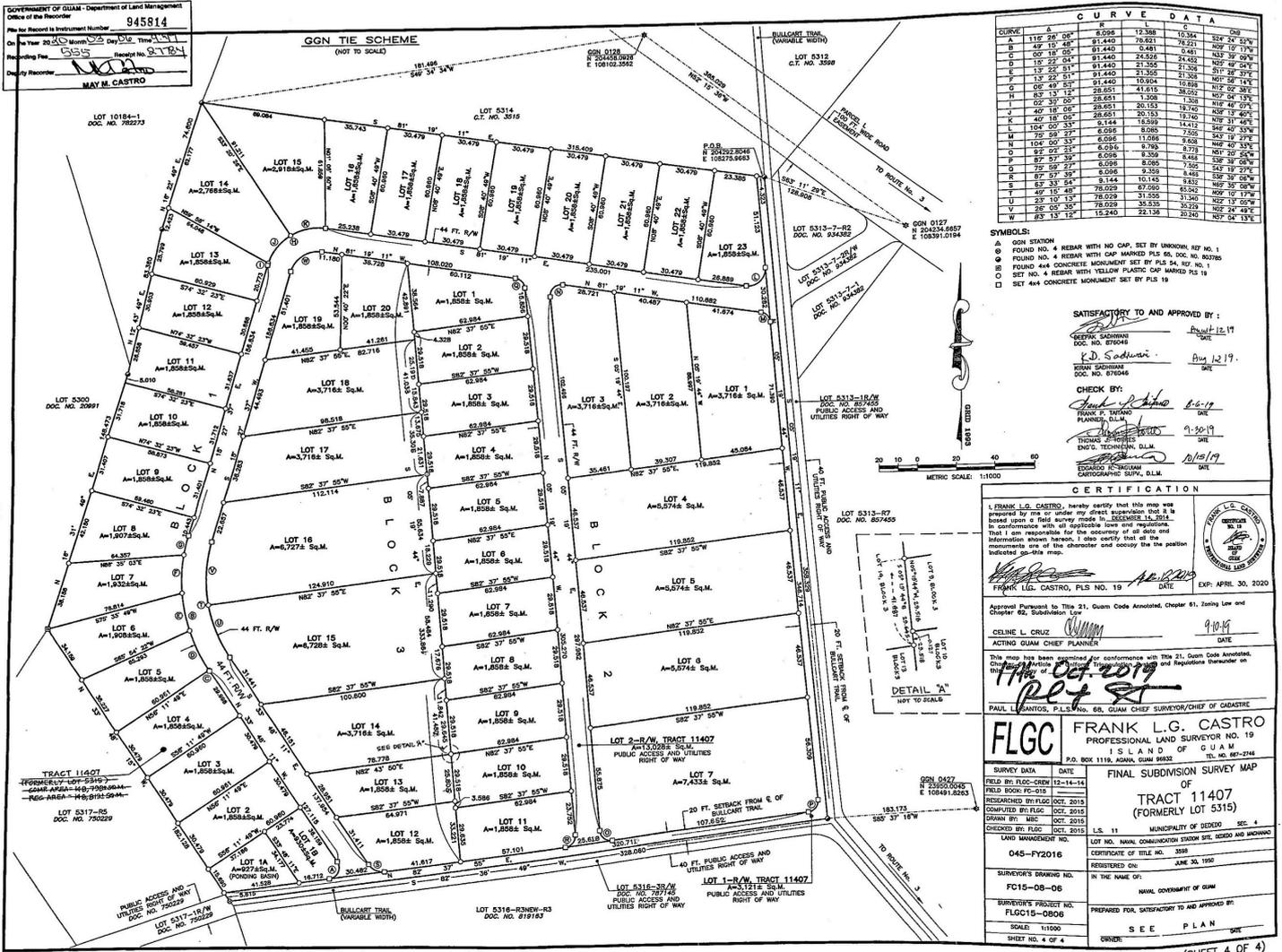
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Pacific Industrial Park

# PACIFIC INDUSTRIAL PARK

## BUY FOR YOUR BUSINESS. BUY TO INVEST.



Pacific Industrial Park is a 40 Acre commercial subdivision with 51 lots available for purchase or lease. Standard lot sizes include 1/2 acre, 1 acre, 1.5 acre and 2 acre lots. Lots may be purchased in combination to fit the needs of your business. Pacific Industrial Park is situated at a prime location next to Camp Blaz.

**PARADISE REALTY**  
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**625 BIRADAN KANTIT**  
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# PACIFIC INDUSTRIAL PARK



**Pacific Industrial Park is a new 40 acre commercial subdivision build to meet the modern warehousing and logistical needs of Guam's growing industrial sector.**

Anything permitted in an M1 commercial zone can be built, including warehousing, light manufacturing, and office space. The flexible applications and ease of location make Pacific Industrial Park an excellent option for any business as well as those looking to invest in high value ROI rental properties in the commercial sector. The park is located off Route 3 in Dededo, minutes away from Guam Regional Medical city and the new Camp Blaz Marine Corps Base.





# PACIFIC INDUSTRIAL PARK



## PACIFIC INDUSTRIAL PARK FEATURES

- Full Perimeter Fence
- Lights and Pump Station
- Multiple Lot Sizes
- 2 Entrances
- Built- To- Suit Options
- Opportunity Zone
- Power, Water, Telephone line, Sewer stubbed to each lot
- Ownership and Leasing Options
- Seller financing available



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# PACIFIC INDUSTRIAL PARK



## PACIFIC INDUSTRIAL PARK WILL BUILD TO SUIT YOUR NEEDS

**Customize your warehouse or proceed with Pacific Industrial Park's baseline model. The baseline model features 7,872 SQFT, 22 FT ceilings, an office, one roll up door for loading and two steel doors for access.**

Lose the headache of having to organize the construction of your warehouse. Bring your needs, requirements and specifications and let us build your warehouse. You may customize square footage, height, mezzanine, office space or any other preference within the confines of the CCRs. All options are available. Warehousing built by Pacific Industrial includes the permit, paving, parking, water, sewage, bathroom, lighting and CAT 5. All warehouses built by Pacific Industrial Park will conform to the covenants, conditions and restrictions set forth by the park. Construction times range from eight to ten months from the time of DPW approval





# PACIFIC INDUSTRIAL PARK



## BUILT-TO-SUIT FOR LEASE

- Warehouses start at \$2.00/SQFT for baseline model
- 5 Year minimum lease
- Built to your needs and specifications

## BUILT-TO-SUIT FOR PURCHASE

- Pre-approval from a bank required to customize building to your needs.
- Fee simple





Pacific  
Industrial  
Park

# PACIFIC INDUSTRIAL PARK



## LOTS FOR LEASE

- \$2.00 per SQM
- Different sizes available
- 3 year lease with 2 year option

## LOTS FOR PURCHASE

- \$350 per SQM
- 30% Down- Balance is financed for 10 years at .75% above prime rate.

