




PACIFIC INDUSTRIAL PARK



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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



PARADISE REALTY
Get Your Slice of Paradise

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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



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.

