

WAREHOUSE SPACE FOR LEASE



COLLYER BUSINESS CENTER

100 Higginson Avenue, Lincoln, RI 02865

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MG COMMERCIAL

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

100 Higginson Avenue is a mixed-use property situated on 30+/- acres containing warehousing/distribution space, office space, self-storage space, and entertainment space. There is 43,600 sf of industrial space with 16' clear ceiling heights, 8 loading docks and 1 ramped grade-level door, and is ideal for warehouse or light manufacturing uses. The space is 100% air conditioned.

PROPERTY HIGHLIGHTS

- 43,600 SF Distribution/Warehouse
- 100% Air-Conditioned
- 8 Tailboard Loading Docks w/Levelers
- 1 Ramped Grade-Level Door
- Column Spacing 30' x 40'
- LED Lighting
- Small Office with Breakroom
- 1.5 Mile Access to I-95

LOCATION DESCRIPTION

100 Higginson Avenue is well located north of Providence in the southern part of Lincoln, Rhode Island. The property is located only 1.5 miles to I-95 via Route 122 (Lonsdale Avenue) and just 2.5 miles to I-95 via Route 126 (Smithfield Avenue). The property offers convenient access to Providence, located just 5 miles away, and to I-90 and Route 128, approximately 33 miles away.

OFFERING SUMMARY

Lease Rate:	\$6.75 SF/yr (NNN)
Available SF:	43,600 SF
Lot Size:	29.59 Acres
Building Size:	475,000 SF

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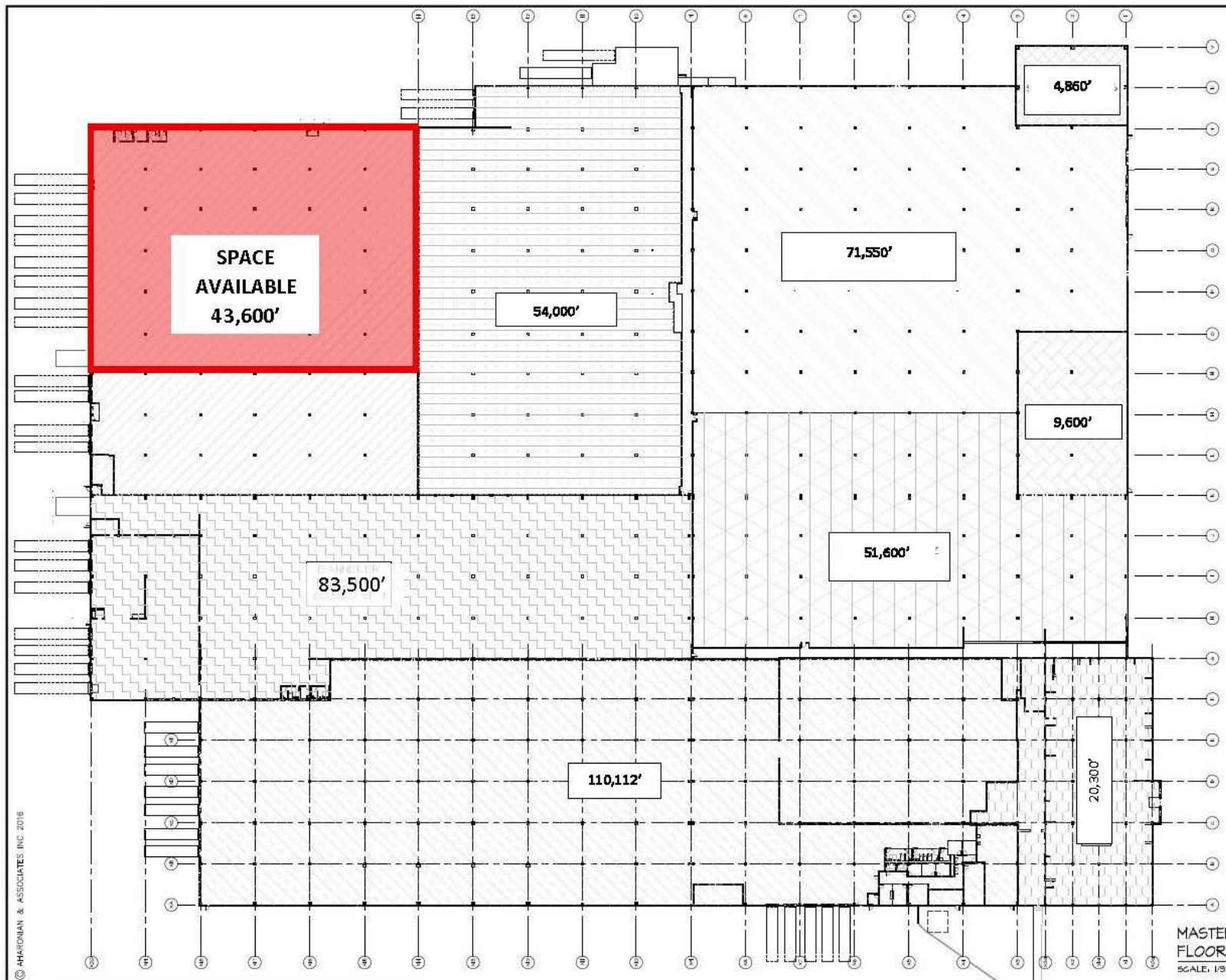
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ADDITIONAL PHOTOS

FLOOR PLAN



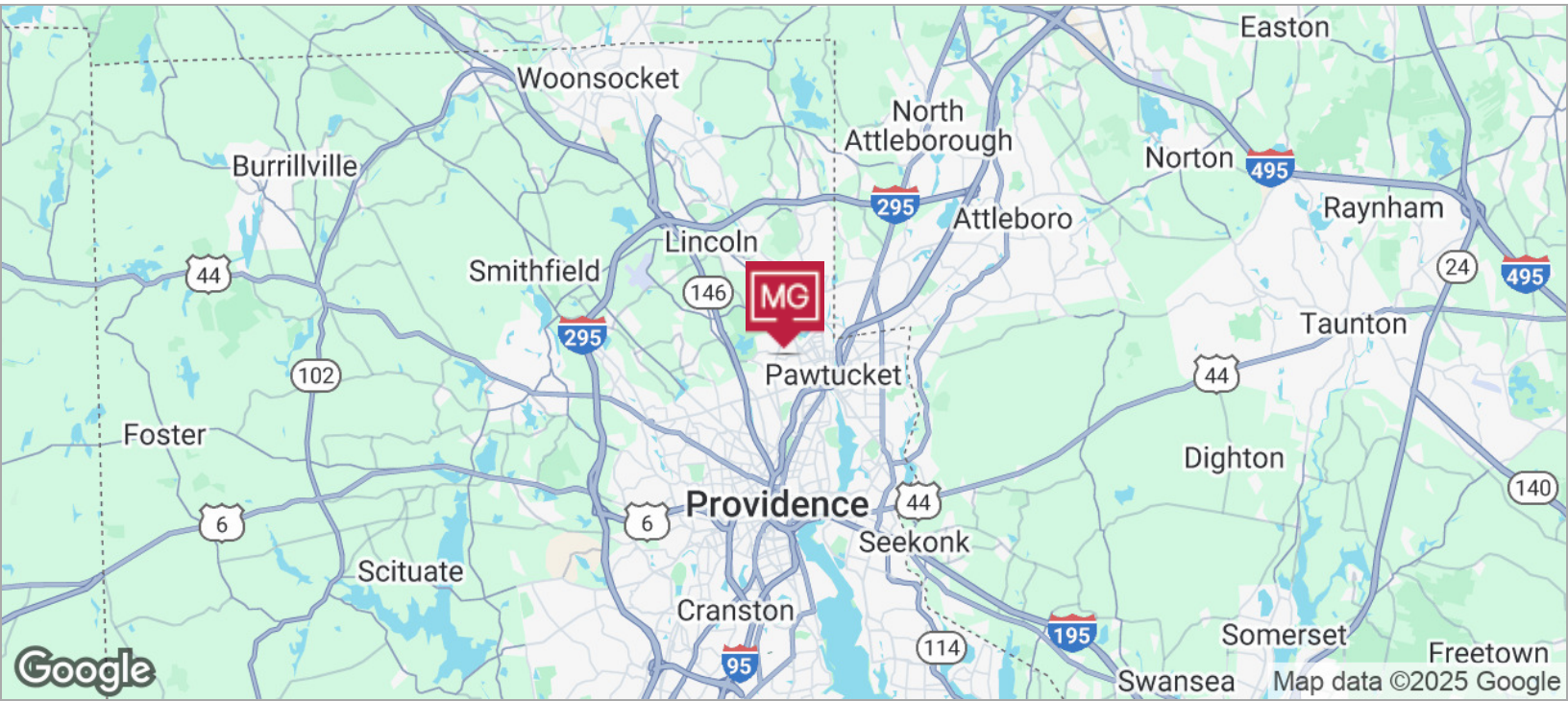
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LOCATION MAPS



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