



545 PRAIRIE AVE

PROVIDENCE, RI

FOR LEASE | 45,000 SF INDUSTRIAL BUILDING ON 1.05 AC

- 20' Clear
- 0.6 Miles from Route 95
- 2 Miles from Route 1
- Zoning: C-2 (General Commercial District)



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

45,000 SF Industrial Building on 1.05 AC for Lease

PROPERTY HIGHLIGHTS

- 20' Clear
- 0.6 Miles from Route 95
- 2 Miles from Route 1
- Zoning: C-2 (General Commercial District) which is intended for more intensive commercial uses and key commercial nodes, including larger retail establishments

PROPERTY SPECIFICATIONS

Building Size:	45,000 SF
Lot Size:	1.05
Construction:	Masonry
Sprinklers:	Dry
Power:	1,500a/480v 3p 4w Heavy
Utilities:	Lighting, Sewer, Water
Parking:	60
Clear Height:	20'
Zoning:	C-2
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	82,405	160,048	307,987
Total Population	214,818	402,432	766,108
Average HH Income	\$92,072	\$95,283	\$105,257



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