

WAREHOUSE SPACE FOR LEASE



47,981 SF HIGH BAY WAREHOUSE

4 Energy Way, West Warwick, RI 02893

GEORGE PASKALIS, SIOR

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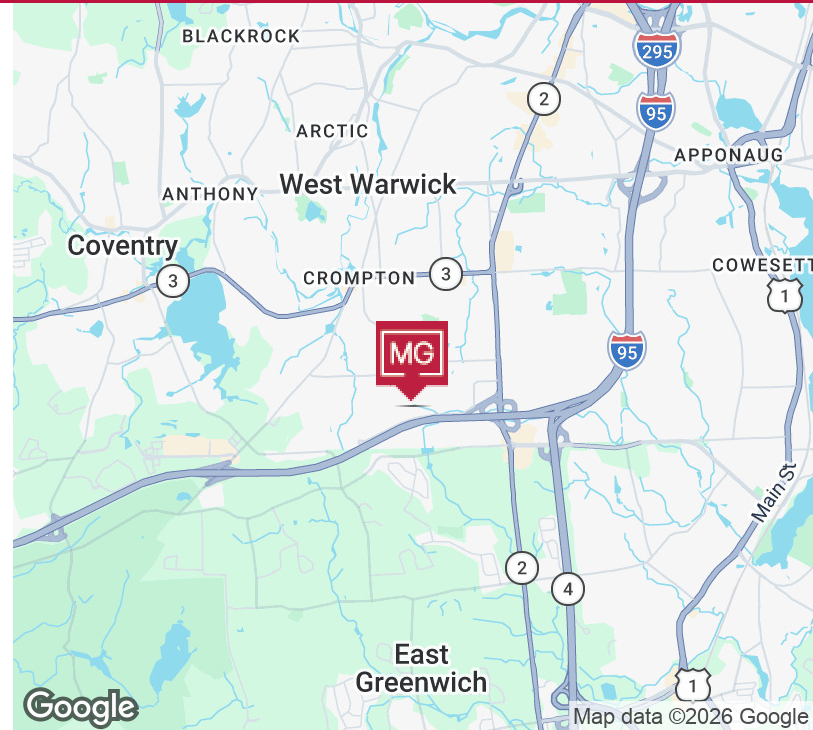
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The subject building consists of 82,000 square feet +/- of total space, including approximately 8,000 square feet of highly functional mezzanine space and is situated on approximately 7.5 acres of land. The building is subdivided into 4 units, each with its own separate meters. The subject space comes with ample truck circulation and offers multiple docks.

PROPERTY HIGHLIGHTS

- 47,981 SF High Bay Warehouse Space
- 14 Loading Docks
- 29' Clear Ceiling Height
- Close to I-95 On/Off Ramps at Exit 24

LOCATION DESCRIPTION

Well located in the West Warwick Business Park, with convenient truck access in and out of the park on James P Murphy Highway and easily accessible to I-95 at Exit 24. The industrial park is well established and includes two hotels immediately within the business park. T.F. Green Airport is 8.5 miles away and Downtown Providence is 30 minutes away.

OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	47,981 SF
Lot Size:	7.8 Acres
Building Size:	82,000 SF +/-

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BUILDING/SPACE SPECIFICATIONS

BUILDING/SPACE INFORMATION

Total Building Size:	82,000 SF +/-	Ceiling Height:	29' Clear
Available Space:	47,981 SF	Column Spacing:	50' x 30'
Warehouse:	42,012 SF	Loading Docks:	14
Mezzanine:	4,800 SF	Fire Safety System:	Dry Sprinkler System
1st Floor Office:	519 SF	Roof:	Rubber Membrane
2nd Floor Office:	650 SF	Lighting:	Motion Sensors
Land Area:	7.8 Acres	Floor:	Concrete
Construction:	Insulated Metal & Steel	Zoning:	BP (Business Park)



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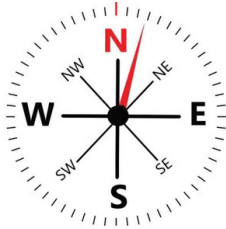
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FLOOR PLAN

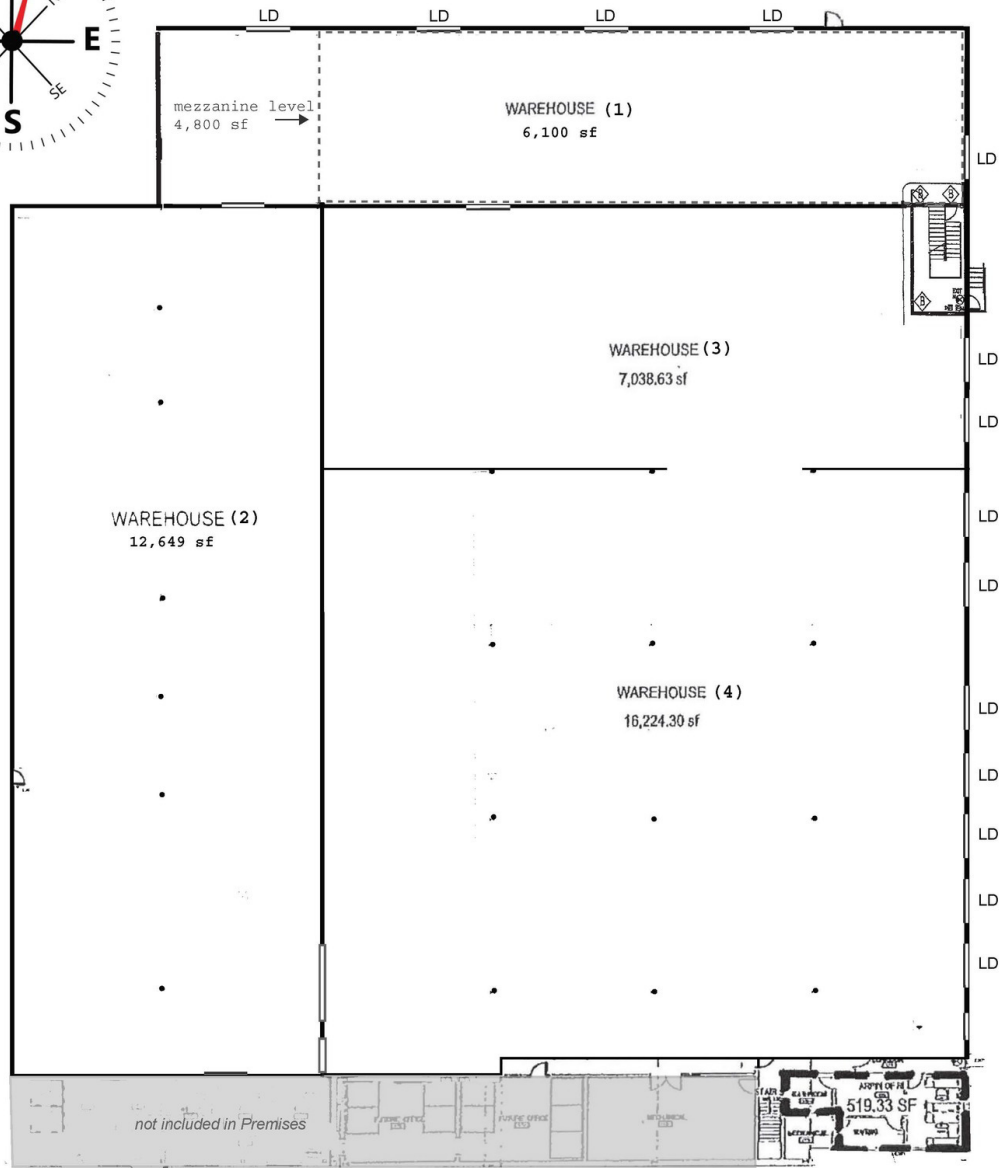
4 Energy Way - Floor Plan - Liberty Moving Premises



TOTAL SF = 47,981
 CLEAR HEIGHT = 29'
 LOADING DOCKS = 14

Warehouse Area (1) = 6,100 sf
 Warehouse Area (2) = 12,649 sf
 Warehouse Area (3) = 7,039 sf
 Warehouse Area (4) = 16,224 sf
TOTAL Warehouse = 42,012 sf

Mezzanine = 4,800 sf
 Office 1st Floor = 519 sf
 Office 2nd Floor = 650 sf



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South East corner of building

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