



**FOR LEASE** | **254,127 SF**  
**1159-1193 BROAD ST** | **CENTRAL FALLS, RI**

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**INVESTORS**

*Opportunity. Execution. Value Creation.*





# PROPERTY HIGHLIGHTS



**NEW TPO ROOF IN 2023**



**SIGNIFICANT RENOVATIONS  
COMPLETED IN 2022 & 2023**



**LARGE, CONTIGUOUS  
WAREHOUSE SPACE IN A DENSELY  
POPULATED REGION**



**AMPLE PARKING AREAS**



**RAIL ACCESS ON SITE**



**CLEAR HEIGHTS UP TO 34'**



**MULTIPLE DOCK  
LOCATIONS WITH  
THE ABILITY TO ADD  
ADDITIONAL DOCKS TO  
SUIT**



# PROPERTY DETAILS

1159-1193 BROAD ST | CENTRAL FALLS, RI

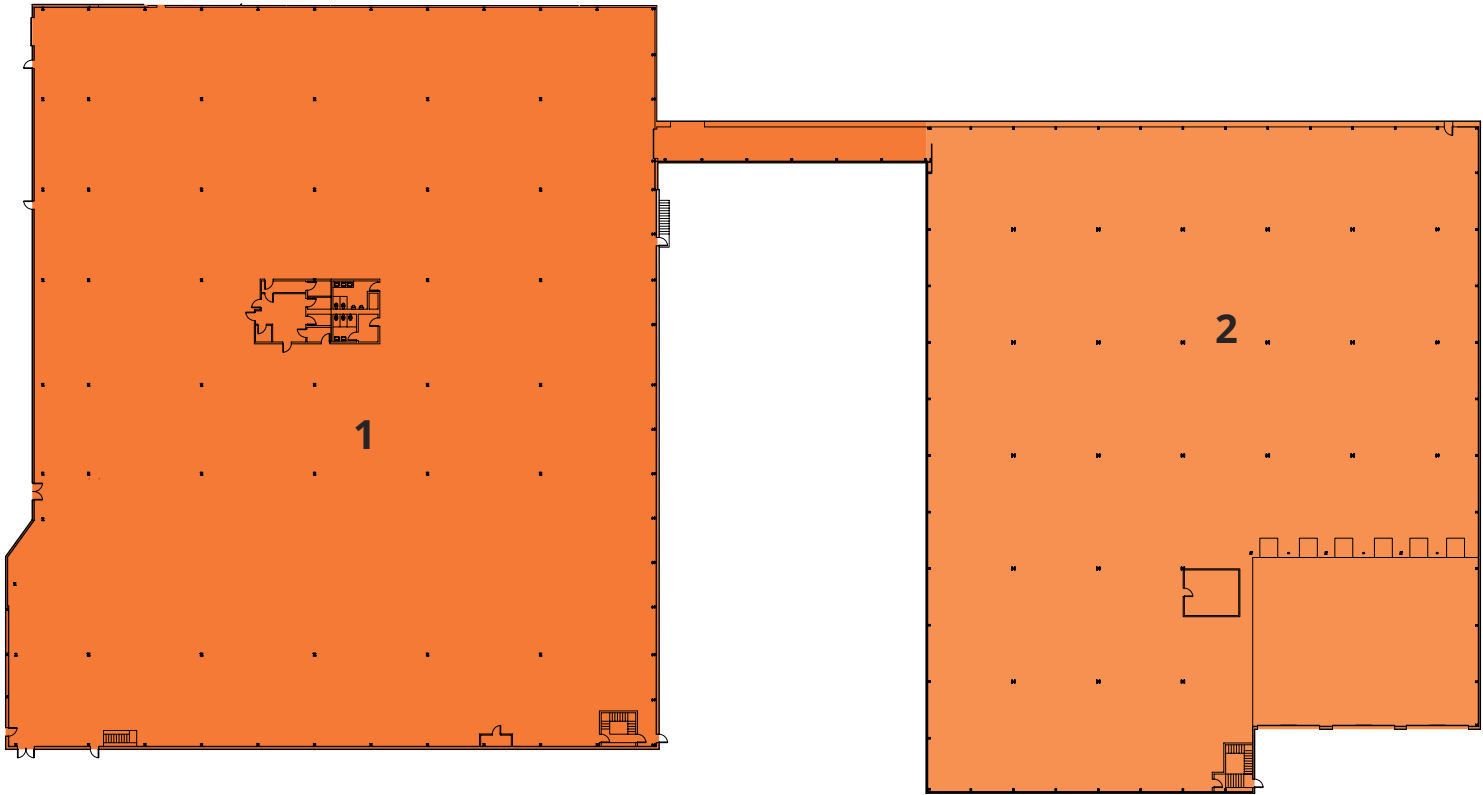
AVAILABLE SPACE	254,127 SF
MINIMUM DIVISIBLE	31,781 SF
FLOORS	2
SERVICE TYPE	NNN
DOCK DOORS	9
DRIVE-IN DOORS	1
CLEAR HEIGHT	11' - 34'
COLUMN WIDTH/DEPTH	Varies
ROOF	New TPO Roof 2023
WALLS	Brick, Metal, & Masonry
FLOORS	Concrete
YEAR BUILT	Renovated in 2023
FIRE SUPPRESSION	ESFR Sprinklers
LIGHTING	New LED lights
POWER	Heavy Power Provided by National Grid
PARKING	300
LAND AREA	9.48 Acres
ZONING	M2: Heavy Industrial
RAIL	Yes
<b>OPEX ESTIMATE</b>	<b>\$0.82/SF</b>

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI



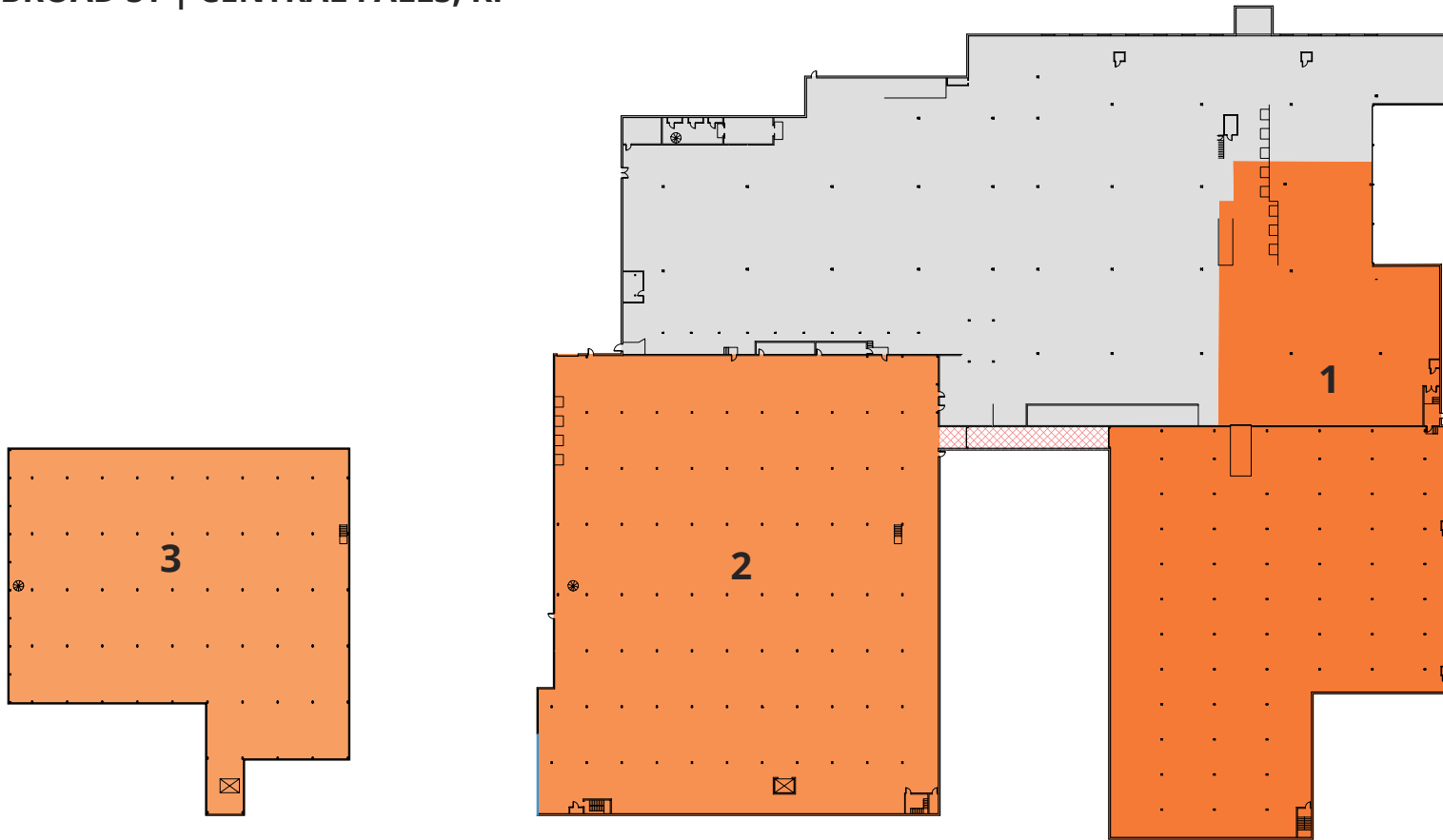
UPPER LEVEL

NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	22'	32' x 40'	62,764 SF
2	20' 2"	30' x 40'	44,800 SF
<b>TOTAL</b>			<b>107,564 SF</b>



# FLOOR PLAN

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LOWER LEVEL

NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	18' 1" - 34'	VARIES	56,249 SF
2	10' 9"	20' x 40'	58,533 SF
3	N/A	20' x 30'	31,781 SF
<b>TOTAL</b>			<b>146,563 SF</b>





# SITE AERIAL

1159-1193 BROAD ST | CENTRAL FALLS, RI





# LOCATION MAP

1159-1193 BROAD ST | CENTRAL FALLS, RI

<b>NORTH CENTRAL STATE AIRPORT</b>	<b>6 MILES</b>
<b>PROVIDENCE</b>	<b>7 MILES</b>
<b>BOSTON</b>	<b>45 MILES</b>
<b>HARTFORD</b>	<b>92 MILES</b>
<b>NEW YORK CITY</b>	<b>188 MILES</b>

