



**1155 VICTORY HWY,  
BURRILLVILLE, RI 02858**

**FOR SALE OR LEASE**

#### PROPERTY DESCRIPTION

We are pleased to present 1155 Victory Hwy, Burrillville, RI as available for lease and sale. The 10,000 SF Class B metal warehouse style building was constructed in 1987 and superbly renovated in 2022, sitting on a half acre parcel. Features include one 14' drive-in garage, one 12' loading dock, two 8' loading docks, 21' clear, polished concrete floors, modern halogen lighting, 400 amps - 3 phase, and propane heating. External overhead covering spans the length of the building at 121', capable of housing multiple storage containers. One electric vehicle charger and 12 parking spaces are available afore the building, along with additional parking at the adjacent municipal park. Additional amenities include a sauna room, private bathroom, upper level office, kitchen with bar area, security system, and 3 storage rooms.

#### LOCATION DESCRIPTION

1155 Victory Hwy, Burrillville, RI is located at the vertex of RI, CT, and MA; at the middle point between Worcester and Providence. Nearby highway access includes I-395, I-295, rt-102, and rt-146. Popular industries of northern Rhode Island include renewable energy, healthcare, biotechnology, manufacturing, and more. Notably, Burrillville is home to the state's first community solar project, beginning in 2019. Being such a raw blank canvas, this property would make an ideal site for countless commercial uses including a fitness center, manufacturing facility, distribution center, etc.

#### OFFERING SUMMARY

Sale Price:	\$1,800,000.00
Lease Price:	\$11 NNN
Available Space/Building Size:	10,000 SF
Lot Size:	0.45 Acres
Zoning:	GC
Parking:	27 Spaces



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#### TODD LORNELL

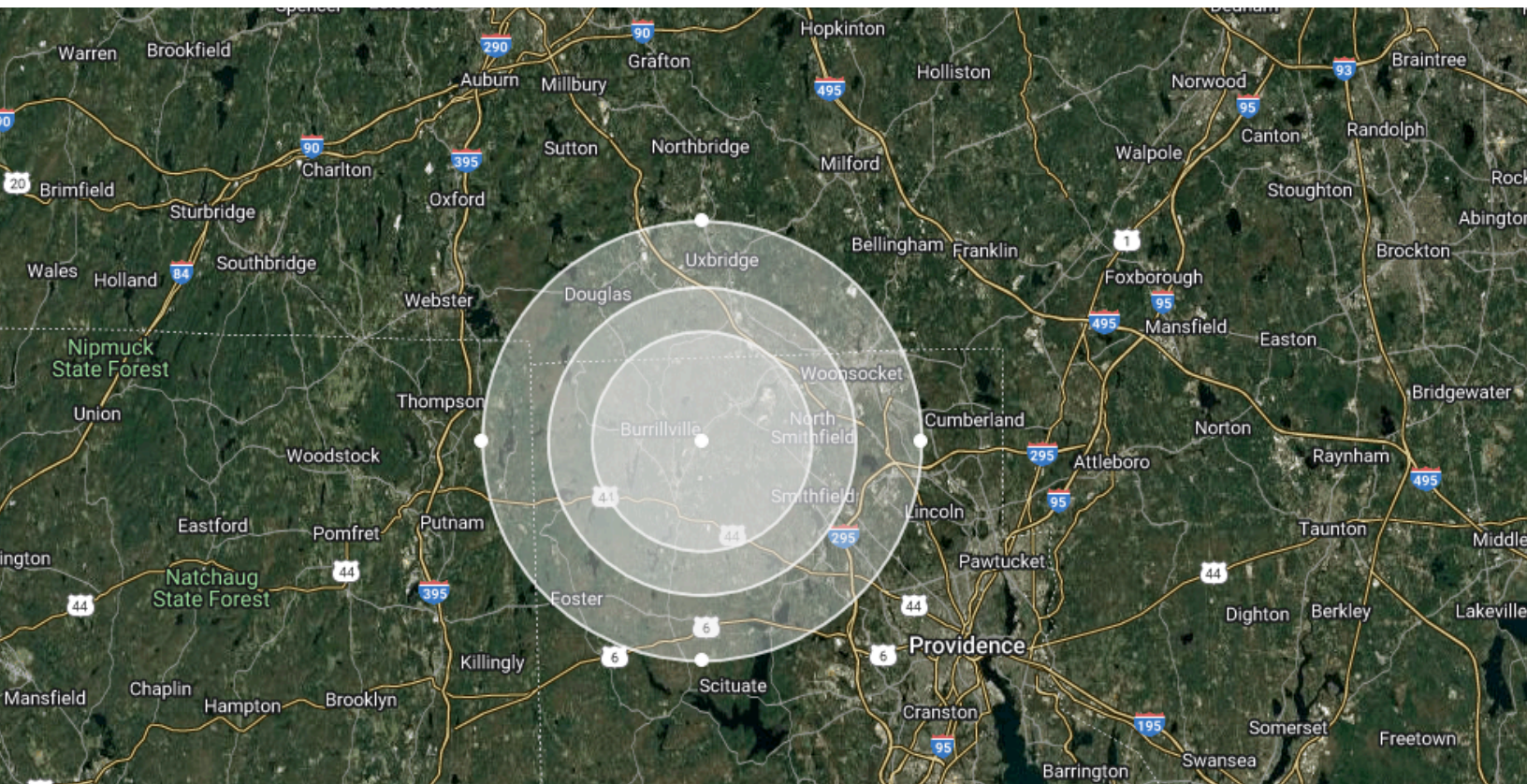
PRESIDENT | 860-305-7432  
TLORNELL@RUBRICCRE.COM

No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

#### COLLIN MULCAHY

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## DEMOGRAPHICS | 2



POPULATION	5 MILES	7 MILES	10 MILES
Total Population 2024	25,733	58,955	166,448
Total Population 2029	25,704	58,822	166,672
Average Age 2024	45	43	43
Average Age 2029	46	44	44

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households 2024	10,211	21,749	66,636
Total Households 2029	10,314	21,923	67,442
Average HH Income	\$129,865	\$127,309	\$121,390

\* Demographic data derived from ESRI

