

FOR SALE

**293 Child Street
Warren, Rhode Island
Manufacturing / Warehouse Building
51,000 Square Feet
2.4 Acres**



Assessment

Land:	\$ 368,900
Improvements:	<u>\$1,737,700</u>
Total:	\$2,106,600
R.E. Taxes:	\$30,420.00

\$2,750,000.00

Peter M. Scotti, MAI
Peter M. Scotti & Associates, Inc.
403 South Main Street
Providence, Rhode Island 02903
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Site

2.4 Acres, Zoned M (Manufacturing), Municipal Sewer / Water, All Utilities



Building

One level on slab, masonry, metal, wood frame, membrane roof.



I Production Area

12,000 SF, 12'-18', wood floor, circa 1920-1960

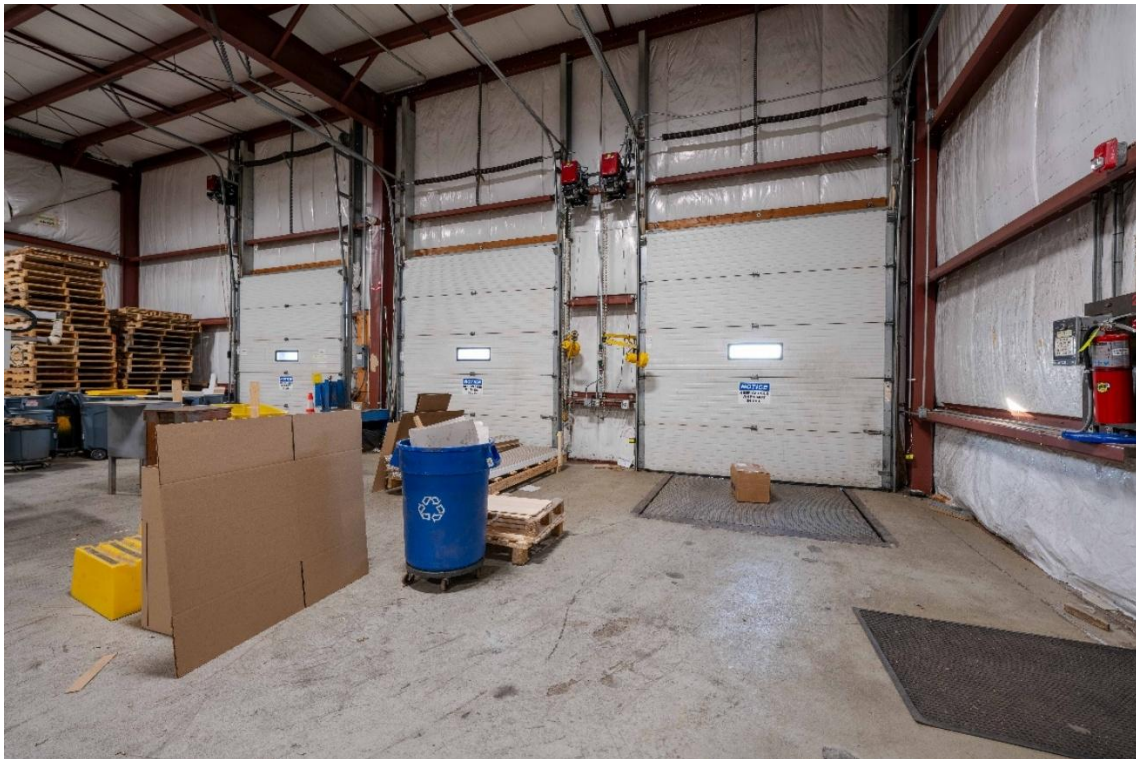


II Production Area

10,000 SF, Butler Building Addition
14'-16', epoxy floor, 1995, one loading dock



Warehouse/loading
13,500 SF, 28', epoxy floor, 19997, 4 loading docks



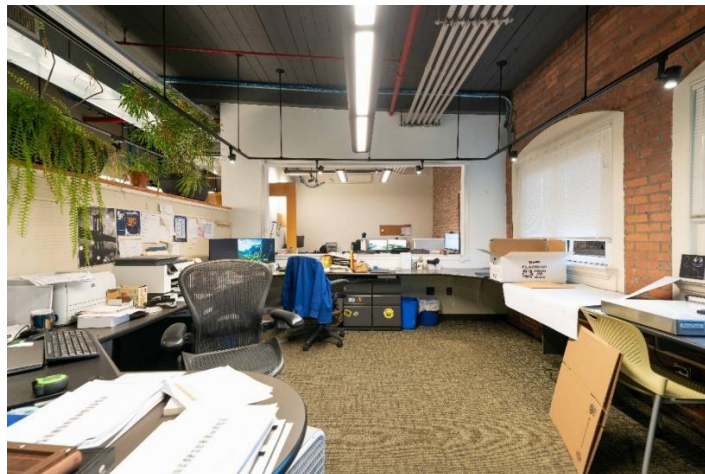
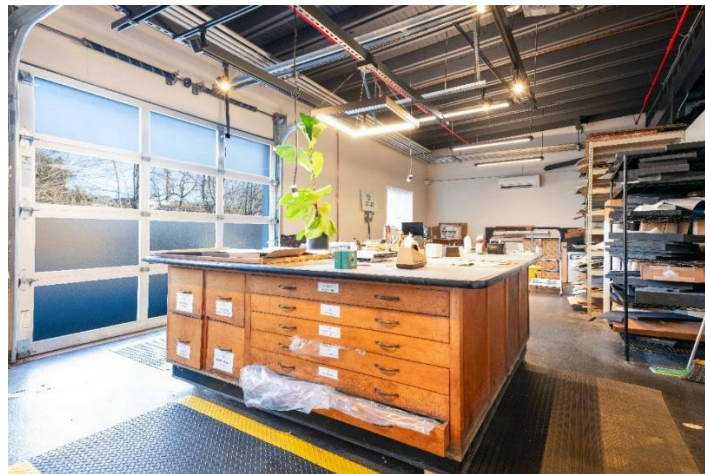
General Office

2,000 SF, Perimeter offices, conference room, drop ceiling.

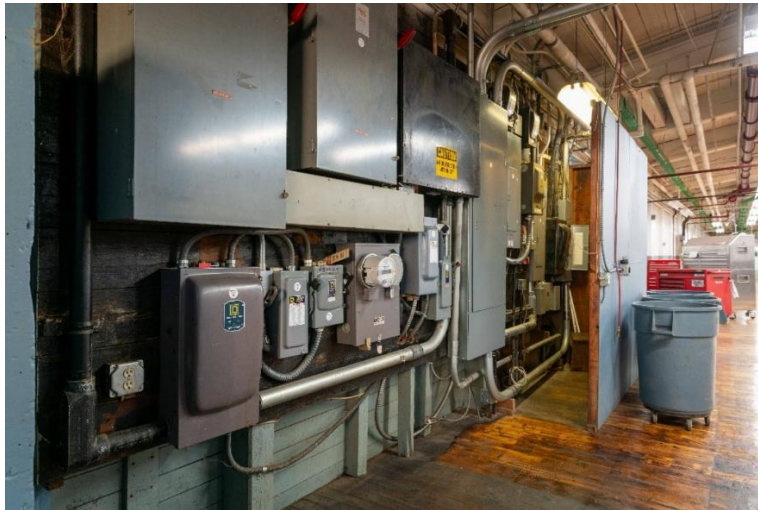


Design Studio

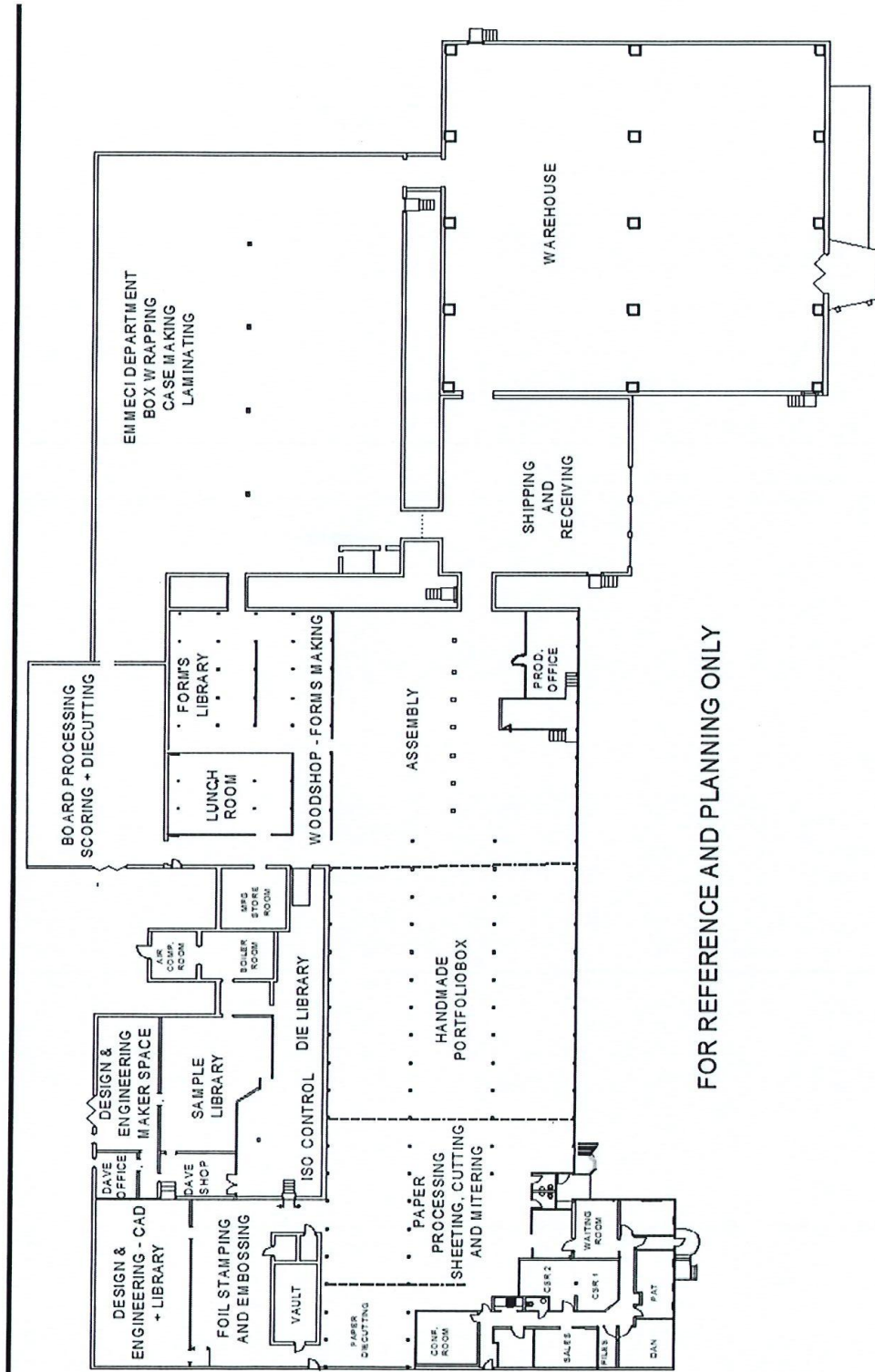
5,500 SF, Exposed brick walls, wood and epoxy floor.



Utility room, wood shop, lunchroom, multiple baths, 5,300 SF



Floor Plan



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