

**FLEX SPACE FOR LEASE**



# 90 DOUGLAS PIKE

Smithfield, RI 02917

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

90 Douglas Pike contains a 30,000 SF flex building with ample on-site parking in Smithfield, Rhode Island. The available spaces for lease consist of Suite 3-4 (10,200 SF) and the back portion of Suite 5 (3,360 SF). Each contain a combination of office and warehouse space. Suite 3-4 and Suite 5 each contain a rear grade-level overhead door. Ideal for sales/service and office/warehouse businesses.

## PROPERTY HIGHLIGHTS

- Access: Convenient to Route 146 & I 295
- Parking: 3 spaces/1000 SF (front and rear lots)
- Heat/Air: Office is air conditioned with gas fired heat, separate zones
- Loading: Grade-Level Door (Suite 3-4 and 5)

## LOCATION DESCRIPTION

90 Douglas Pike is conveniently located in northern Rhode Island, less than 15 minutes from Downtown Providence. The property is situated at the intersection of Douglas Pike (Route 7) and Twin River Road, and is located approximately 2 1/2 miles from I-295 and a 1 1/2 miles from Route 146.

## OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Available SF:	3,360 - 10,200 SF
Building Size:	30,000 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 3-4	\$9.95 SF/yr	10,200 SF
Suite 5 (Back)	\$9.95 SF/yr	3,360 SF

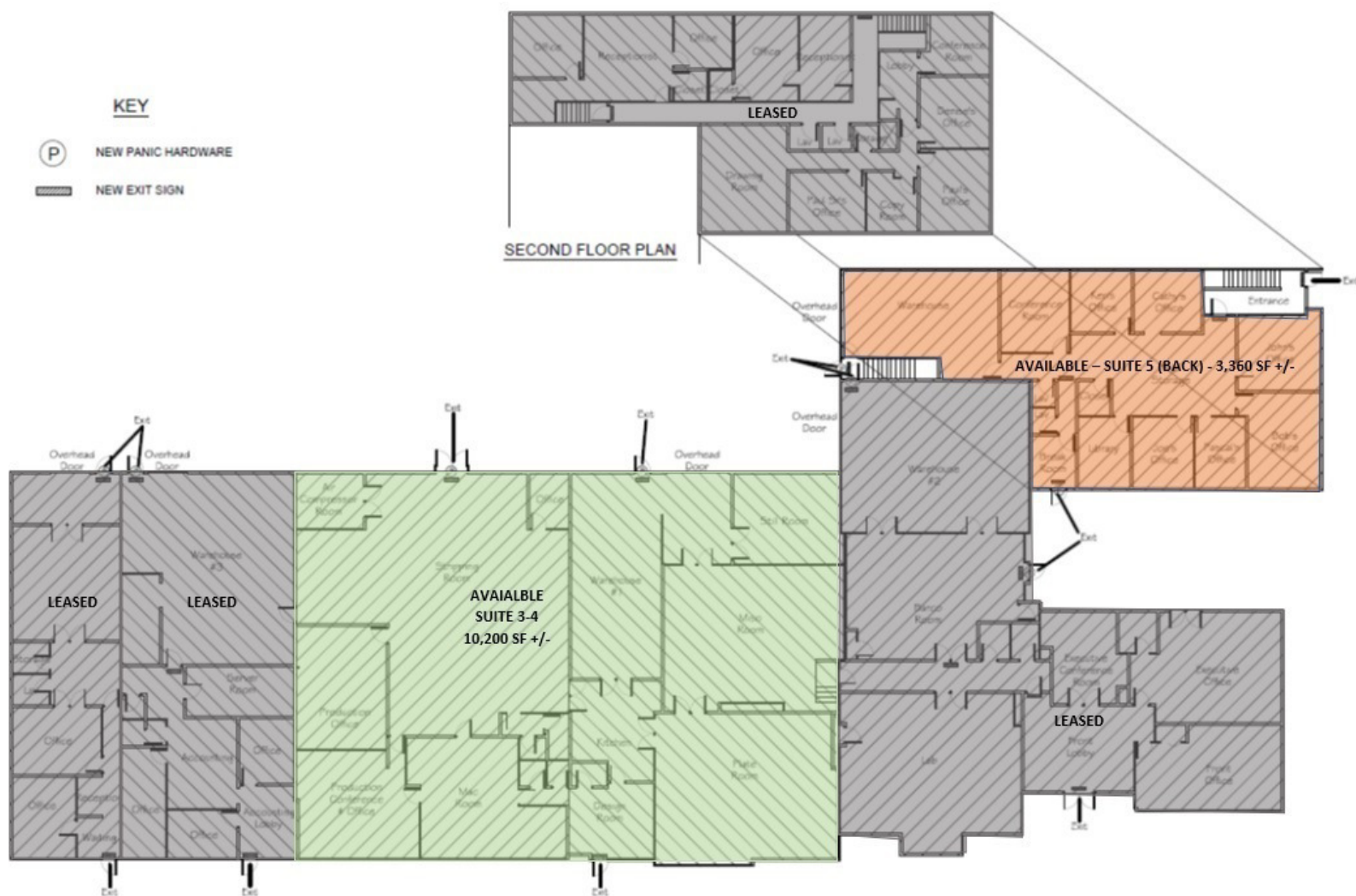
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## FLOOR PLANS



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# LOCATION MAPS



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