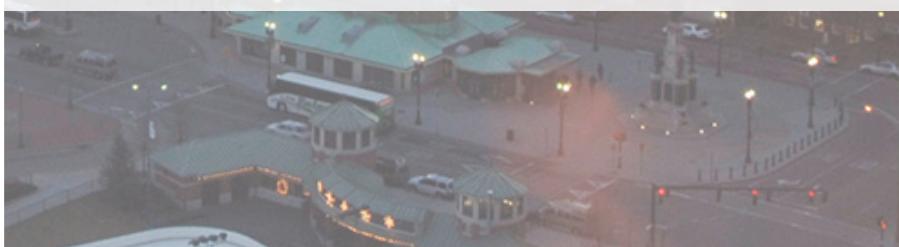
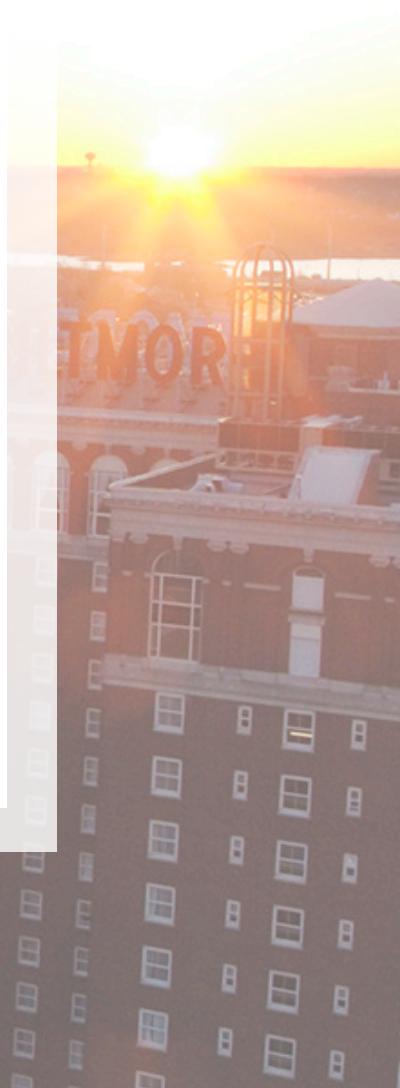
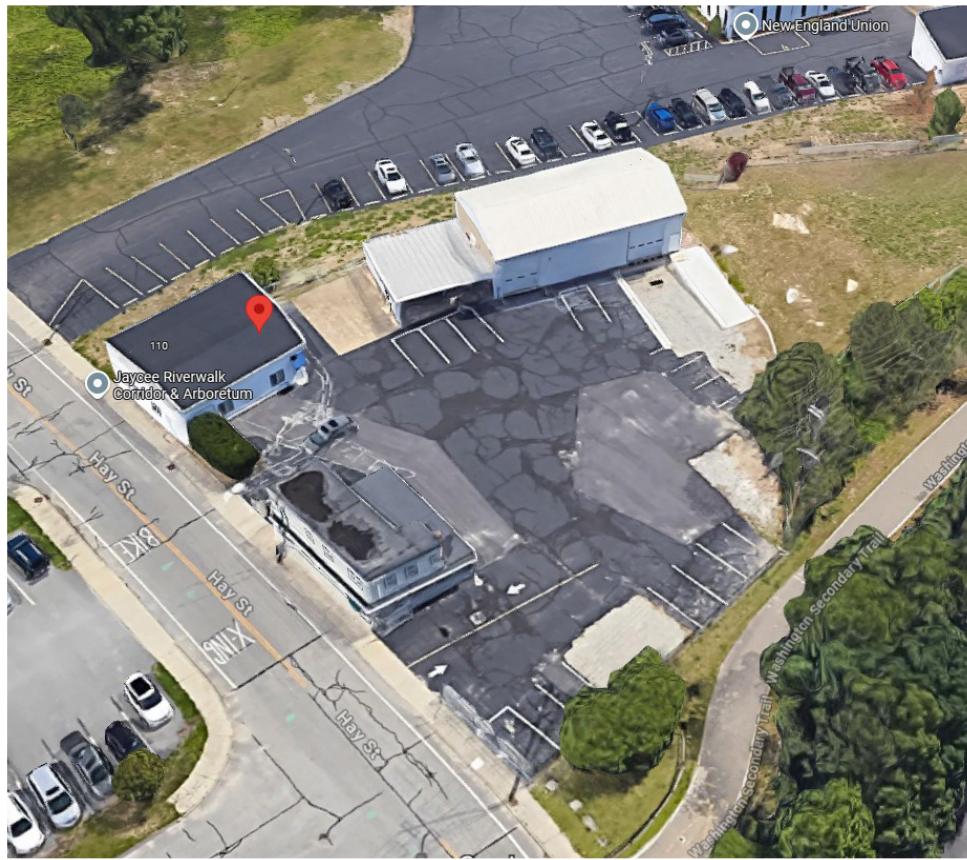


# sweeney

REAL ESTATE & APPRAISAL

## MIXED USE FOR LEASE

# 101 HAY STREET WEST WARWICK - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903

T: 401.331.9300 • F: 401.331.9306 • [www.sreari.com](http://www.sreari.com)

SIOR  
Individual  
Memberships

KEVIN CASEY | [KCASEY@SREARI.COM](mailto:KCASEY@SREARI.COM) | 401-331-9300 | 401-464-2663



# 101 HAY STREET WEST WARWICK - RHODE ISLAND

## DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	10,546	\$78,747
3 Miles	66,044	\$88,596
5 Miles	137,206	\$103,946

## LOCAL MAP



KEVIN CASEY | KCASEY@SREARI.COM | 401-331-9300 | 401-464-2663

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.

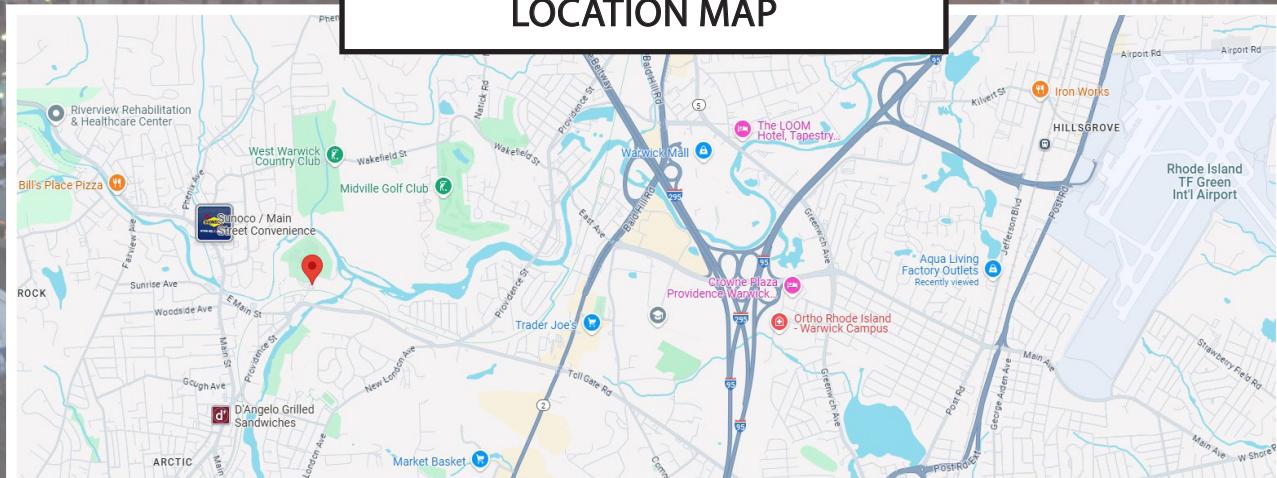
## 101 HAY STREET WEST WARWICK - RHODE ISLAND

Rental Rate: \$12/SF  
Lease Type: NNN

### PROPERTY DETAILS

- 1.02± Acres of Land
- 2,200± SF Warehouse
  - One (1) Overhead Door
  - One (1) Loading Dock
- 1,956± SF Office Building
- 1,400± SF Retail Building
- Zoned Commercial (C-1)
- Abuts Bike Path
- Just North of Providence Street Roundabout
- Quick to I-95, I-295, RT-2 & T.F. Green Airport
- For Lease Individually or in Combination

### LOCATION MAP



KEVIN CASEY | KCASEY@SREARI.COM | 401-331-9300 | 401-464-2663

## 101 HAY STREET WEST WARWICK - RHODE ISLAND

### STREET VIEW & PLAT MAP



KEVIN CASEY | [KCASEY@SREARI.COM](mailto:KCASEY@SREARI.COM) | 401-331-9300 | 401-464-2663

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.

# 101 HAY STREET WEST WARWICK - RHODE ISLAND

### ADDITIONAL PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903

T: 401.331.9300 • F: 401.331.9306 • [www.sreari.com](http://www.sreari.com)



KEVIN CASEY | [KCASEY@SREARI.COM](mailto:KCASEY@SREARI.COM) | 401-331-9300 | 401-464-2663