



MIXED-USE PROPERTY
735 Allens Avenue
Providence, RI

PROPERTY DESCRIPTION

- Potential mixed-use, free-standing buildings
- 3.085 acres of land
- Abundant on-site parking

AMENITIES INCLUDE

- Two miles to Central Business District and Downtown Providence
- 10 minutes to T.F. Green Airport
- Commuter Rail Service within 3 miles

MAIN BUILDING – BUILT 1940

- Manufacturing / Office 70,492 SF
- 28,329 SF Floor Plates 1st, 2nd, Lower Level
- Ceiling Height: 11' 7" – 13' 2"
- Fire Protection: Wet system
- Roof: Rubber membrane
- Elevators: Two - 1 freight, 1 passenger
- Power: 220v, 3-phase
- HVAC: Throughout

WAREHOUSE 1

- 2-story Building 3,570 SF
- Roof: Tar/Gravel
- Ceiling Height: 13' 4"
- Fire Protection: Wet system
- Power: 220v, single phase

WAREHOUSE 2

- Single-story Building 7,560 SF
- Roof: Tar/Gravel
- Ceiling Height: 8' 4" – 9' 6"
- Fire Protection: Wet system
- Power: 220v, single phase

MAINTENANCE BUILDING

- Building 4,514 SF
- Roof: Tar/Gravel
- Ceiling Height: 12' 9"
- Fire Protection: Wet system
- Power: 220v, single phase

GARAGES

- Building 1,820 SF
- Roof: Tar/Gravel
- Ceiling Height: 10' 7"
- Fire Protection: Wet system
- Power: 110v, single phase

TRAINING BUILDING

- Building 1,550 SF 1st Floor and Basement Level
- Roof: Tar/Gravel
- Ceiling Height: 8' 8"
- Fire Protection: N/A
- Power: 2200v, single phase

**FOR MORE INFORMATION, PLEASE CONTACT:**

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