

COMPASS



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

MAINTENANCE BUILDING

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

WAREHOUSE 2

- · Roof: Tar/Gravel
- · Fire Protection: Wet system

· Single-story Building 7,560 SF

· Ceiling Height: 8' 4" - 9' 6"

· Fire Protection: Wet system

· Power: 220v, single phase

TRAINING BULDING

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

GARAGES

· Building 1,820 SF

· Roof: Tar/Gravel

- · Ceiling Height: 10' 7"
- · Power: 110v, single phase

FOR MORE INFORMATION, PLEASE CONTACT:

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