

FOR SALE/LEASE

# 110 ENTERPRISE CENTER

110 ENTERPRISE DRIVE • MIDDLETOWN, RI 02842



**CBRE**

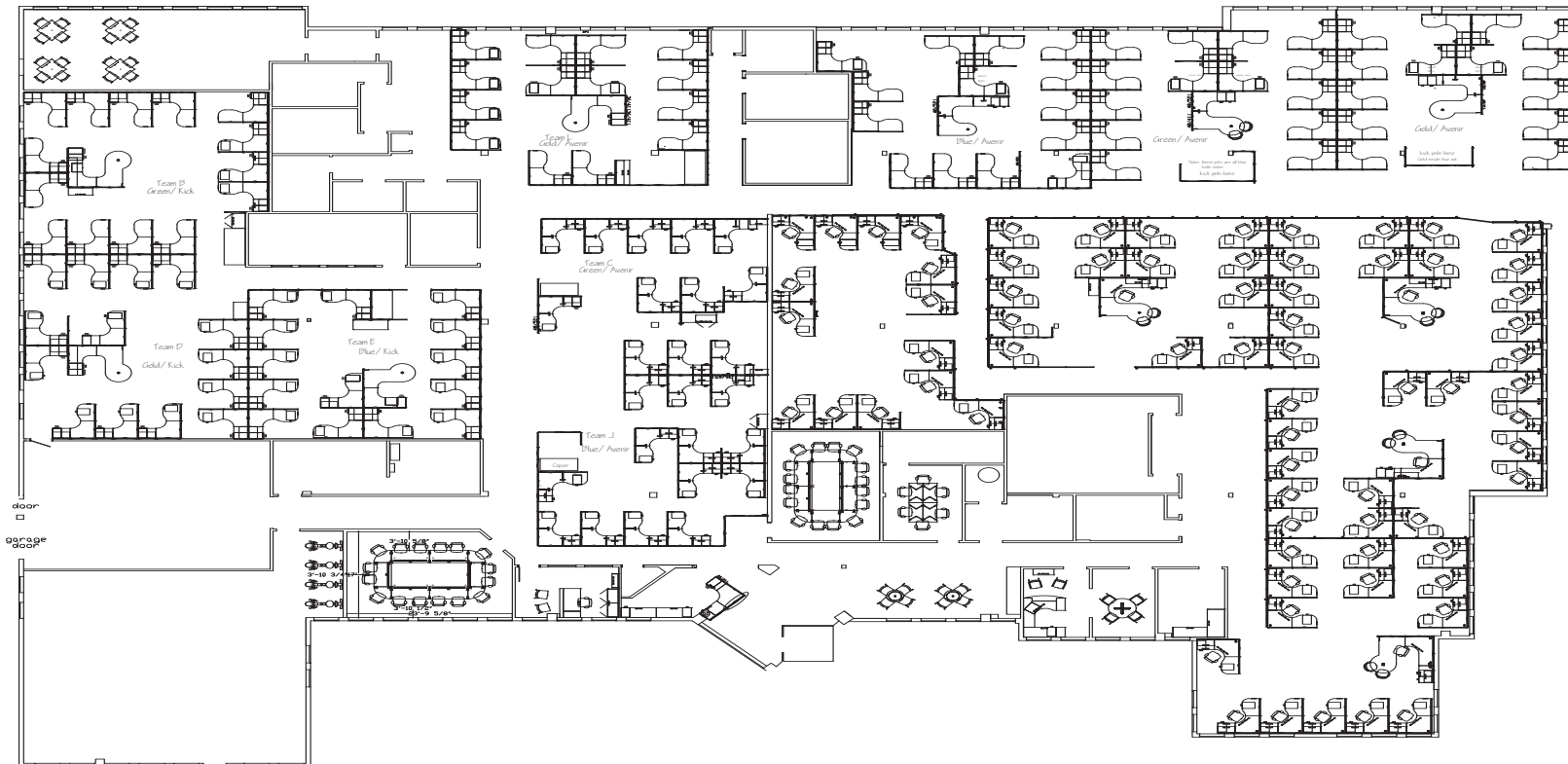
# PROPERTY DESCRIPTION

## BUILDING SUMMARY

CBRE, as exclusive agent, is pleased to present the opportunity to acquire 110 Enterprise Center, a ±29,592 SF single-story flex building on 3.52 acres in Middletown, Rhode Island. Located close to the intersection of Route 138/East Main Road and Route 214/Valley Road, 110 Enterprise is proximate to retail, hotels and restaurants, and is less than 3 miles to both Navel Undersea Warfare Center (NUWC) and downtown Newport.

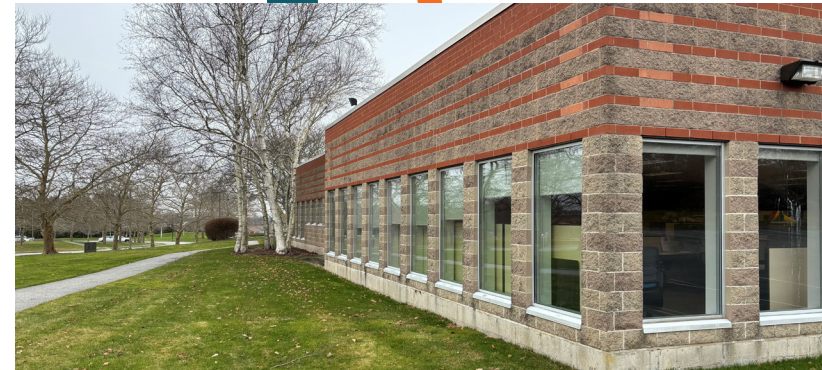
The building is within Enterprise Center Business Park, offering a convenient location with well-maintained landscaping, sidewalks and employee picnic areas. The building has ±12' ceiling heights throughout the premises and is highly adaptable to a variety of uses including office, retail, flex, sales services or light industrial. The property is located near other related uses within the business park.

## FLOOR PLAN



# PROPERTY SPECIFICATIONS

<b>ADDRESS</b>	110 Enterprise Drive, Middletown, RI 02842
<b>PLAT/LOT</b>	Plat 113/ Lot 15
<b>SIZE</b>	±29,952 SF
<b>LAND AREA</b>	3.52 acres (165,987 SF)
<b>NUMBER OF FLOORS</b>	One (1)
<b>YEAR BUILT</b>	1988
<b>ZONING</b>	OB
<b>CEILING HEIGHT</b>	Varies – ±8 ft to drop ceiling; ±11 ft to underside of joists; additional ±19 inches to underside of roof deck
<b>PARKING</b>	±122 spaces (4.1/1,000)
<b>BUILDING EXTERIOR</b>	Brick masonry and concrete cinder block
<b>ROOF</b>	Carlisle Golden Seal Total Roofing System installed 2013
<b>ROOF WARRANTY</b>	2028
<b>SOLAR</b>	Installed September 2017
<b>GENERATOR</b>	Caterpillar (Milton CAT) Diesel 500 KW. Model LC6 with C15 engine. Installed 2018
<b>HVAC</b>	Nine (9) RTU's
<b>LIFE SAFETY &amp; FIRE</b>	Wet sprinkler system
<b>WATER &amp; SEWER</b>	Town of Middletown
<b>GAS</b>	Rhode Island Energy (PPL)
<b>ELECTRIC</b>	Rhode Island Energy (PPL)
<b>TAXES</b>	\$52,429.19 (\$1.75 SF)



# PROPERTY LOCATION

AERIAL MAP



NEWPORT

NAVY BASE



Town Hall



110 Enterprise Center



## CONTACT US

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