

INDUSTRIAL PROPERTY FOR SALE



74 COLLEGE STREET

Warwick, RI 02886

GEORGE PASKALIS, SIOR

Partner
401.751.3200 x3303
george@mgcommercial.com

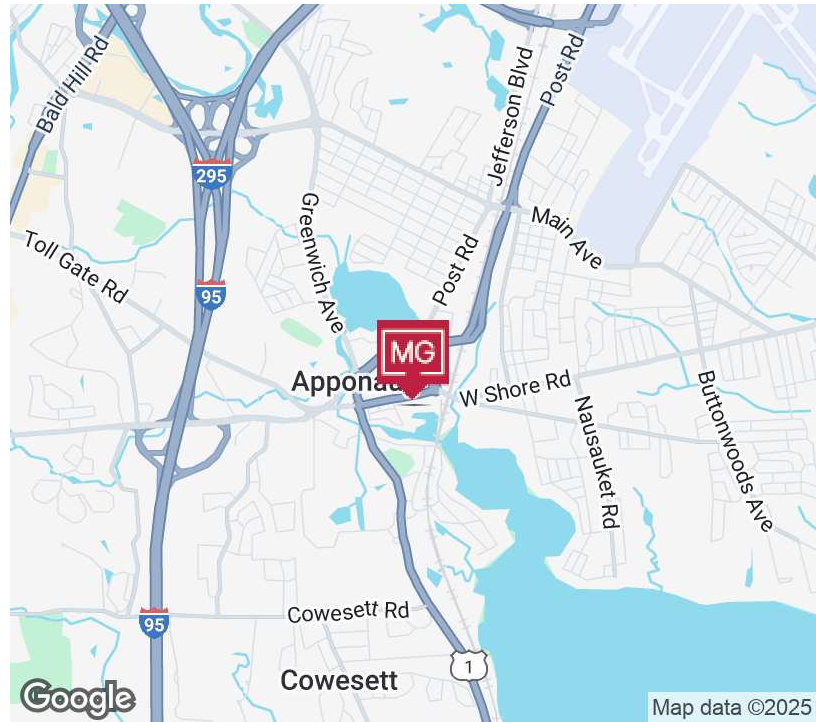
JULIE FRESHMAN

Vice President
401.751.3200 x3309
julie@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

EXECUTIVE SUMMARY



LOCATION DESCRIPTION

74 College Street is centrally located in the Apponaug area of Warwick, Rhode Island, just southeast of the intersection of Post Road (Route 1), Greenwich Avenue (Route 5) and Centerville Road (Route 117). Just 5 minutes from the southern interchange of I-95, I-295 and Route 113, the property has convenient access to Providence and points north and the southern part of the State.

PROPERTY DESCRIPTION

74 College Street contains a 9,240 SF industrial building situated on 1.48 acres of land and is comprised of 3 separate parcels (Plat 245/Lots 34, 35 and 386). The property contains paved parking and loading areas, and the building contains a 12' high x 10' wide grade level door and a platform with two (2) covered exterior loading docks.

OFFERING SUMMARY

| | |
|----------------|-----------------------------------|
| Sale Price: | Call for Pricing Guidance |
| Building Size: | 9,240 SF |
| Lot Size: | 1.48 Acres |
| Zoning: | WB (Waterfront Business District) |

PROPERTY HIGHLIGHTS

- 9,240 SF Industrial Building
- 1.48 Acres of Land
- Two (2) Covered Exterior Loading Docks
- One (1) 12'H x 10' W Grade Level Door
- Paved Parking and Loading Area
- Convenient Access to I-95 and I-295
- Annual Taxes \$13,584.18

GEORGE PASKALIS, SIOR
 Partner
 401.751.3200 x3303
 george@mgcommercial.com

JULIE FRESHMAN
 Vice President
 401.751.3200 x3309
 julie@mgcommercial.com

365 Eddy Street, Penthouse Suite
 Providence, RI 02903
 mgcommercial.com

