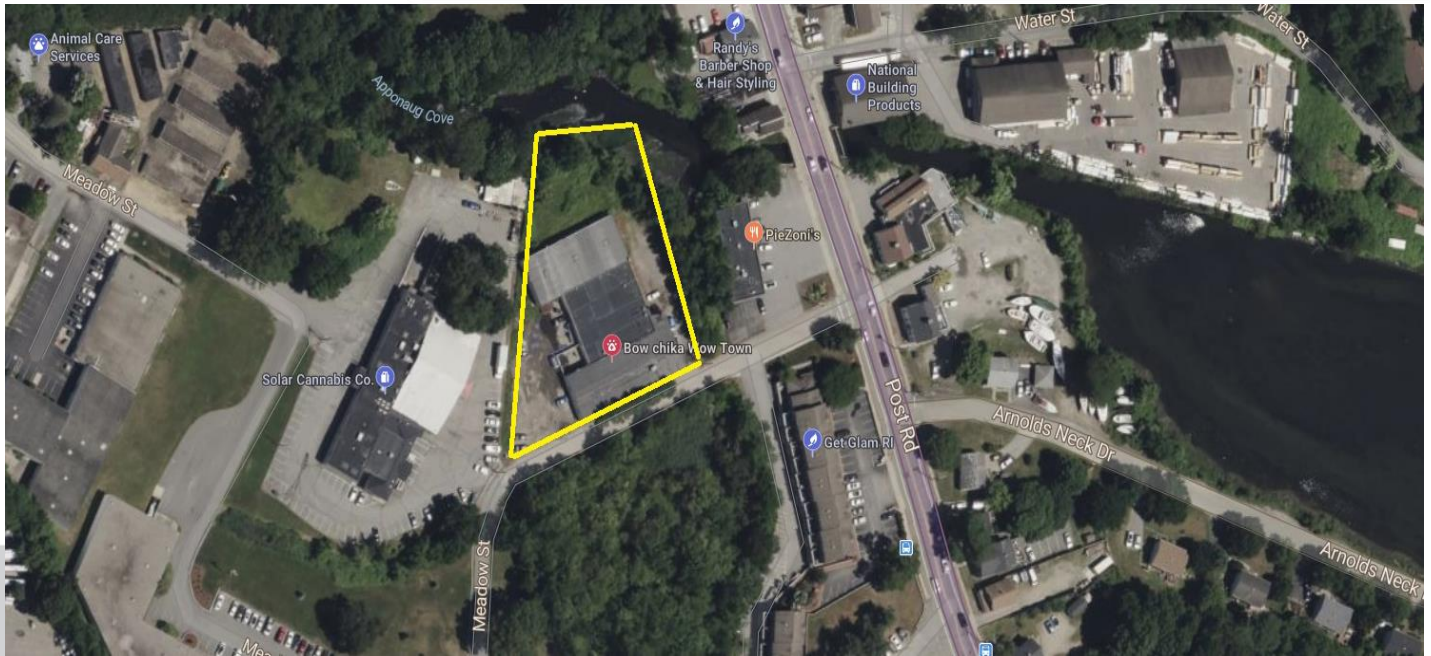




REAL ESTATE SERVICES FOR TODAY'S WORLD

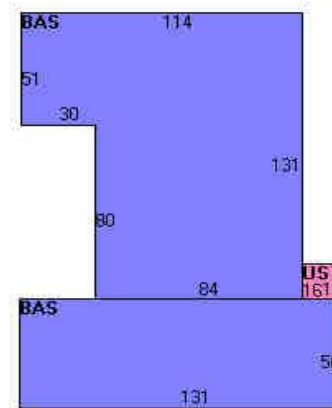
FOR SALE  
Industrial Building  
Investment/Owner Occupied

27 Meadow Street, Warwick, Rhode Island



### Property Highlights

- Building area 19,084 square feet
- Land area: 74,488 square feet
- 2,000 Square feet office space
- Near Apponaug four corners
- 1 mile to Route 95 North/South
- Zoned : Light Industrial
- All municipal utilities
- Fire Alarm Compliant
- Air-conditioned in 13,000 square feet
- 



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



REAL ESTATE SERVICES FOR TODAY'S WORLD

# FOR SALE

## Investment/Owner Occupied

27 Meadow Street, Warwick, RI



- Loading: 2 docks/ 1 ground level
- Power: 200 amps 240 volts 3 P
- Heat: Gas 2 boilers
- Alarmed: yes
- 6,746' separate unit
- Ceiling Height: 14'
- Bathrooms: 4
- Air conditioner: 4 roof-mounted
- Taxes: \$25,860.45
- Roof: Rubber membrane
- Roof Contractor: Eagle Cornice, Barbosa Roofing
- HVAC: Quality Mechanical
- Tenants: Destination Pet ECC, LLC



401 454-4660

**Neil Amper, SIOR, EXT 322**  
namper@capstone-properties.com



[www.capstone-properties.com](http://www.capstone-properties.com)