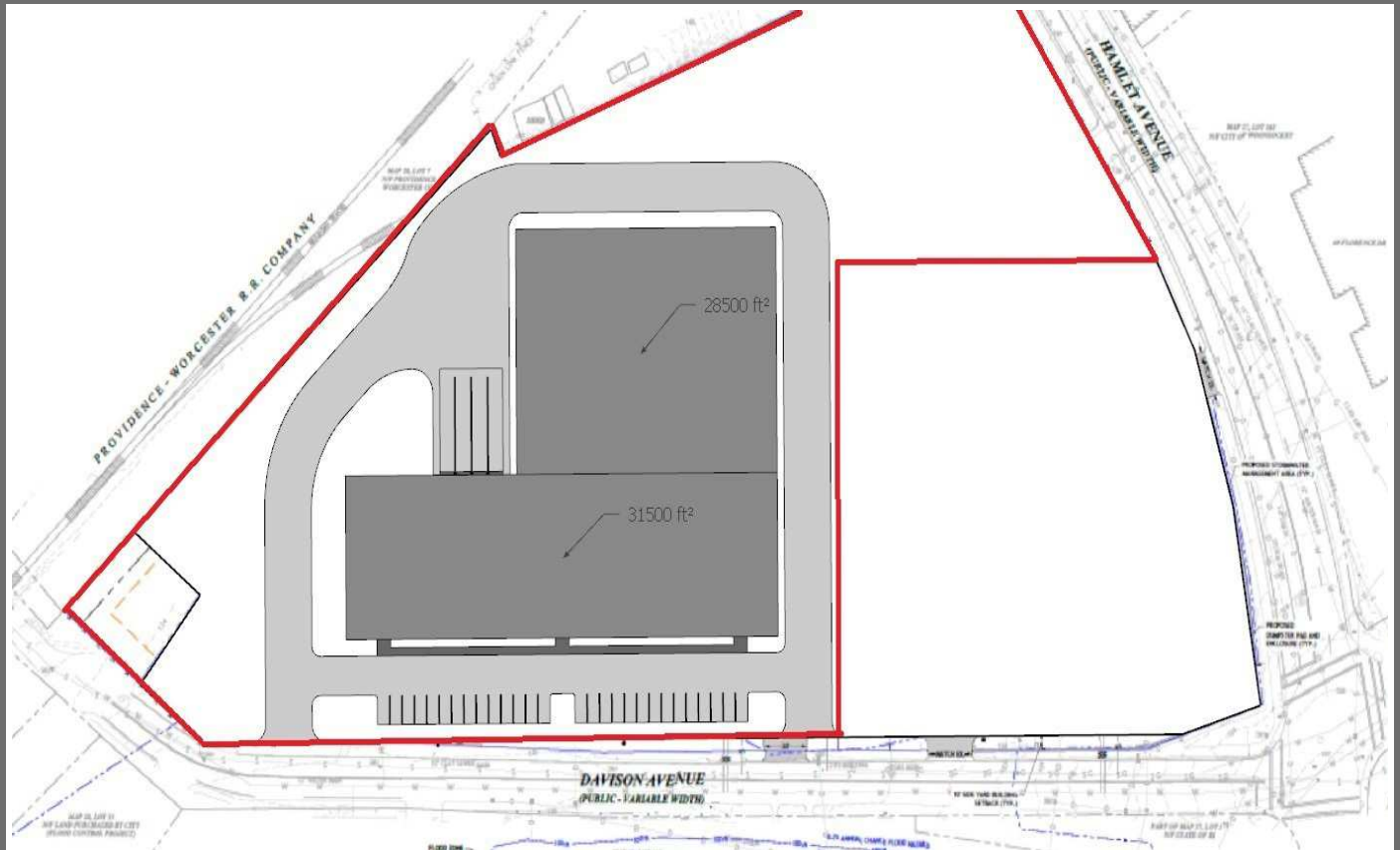


LAND FOR SALE | LEASE | BUILD TO SUIT



PRIME LAND DEVELOPMENT SITE

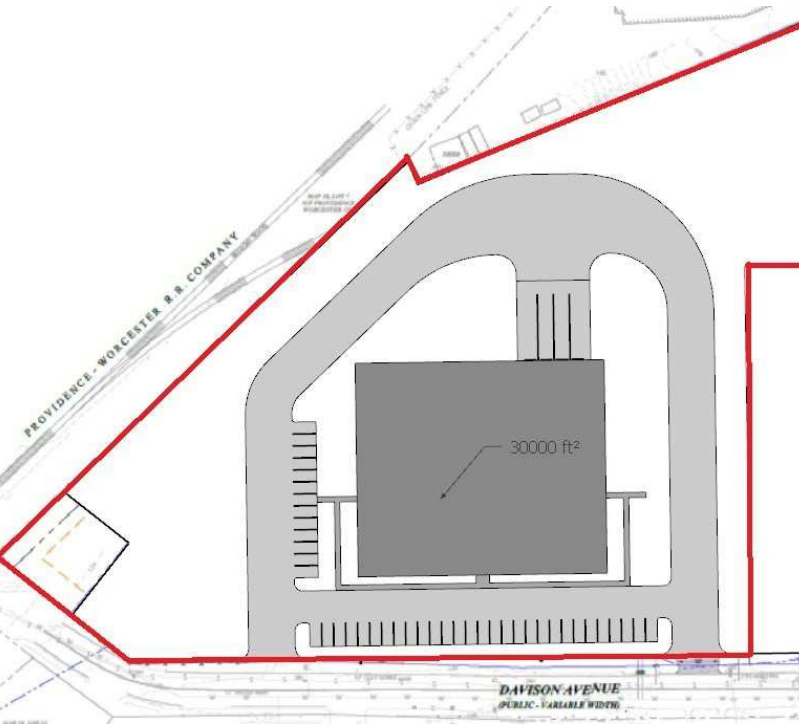
153 Hamlet Avenue, Woonsocket, RI 02895

JULIE FRESHMAN
Vice President
401.751.3200 x3309
julie@mgcommercial.com

LEEDS MITCHELL IV, SIOR
Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

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

EXECUTIVE SUMMARY



LOCATION DESCRIPTION

153 Hamlet Avenue is at the Gateway of downtown Woonsocket and highly visible with a solid traffic count. The site is located just off Cumberland Hill Road, close to Landmark Medical Center in Woonsocket, RI. The site is also located across from the Woonsocket Middle School. Hamlet Avenue is the main cross route to downtown Woonsocket.

PROPERTY DESCRIPTION

The site consists of 4.63 acres located in Woonsocket, Rhode Island and considered to be the gateway site to downtown Woonsocket. Approved, shovel ready, flat and compacted, there is the ability to fit a 60,000 + square foot building on the site. The site is ideal for new development as a possible retail center, marketplace, medical office campus, auto dealership, light industrial or warehouse.

OFFERING SUMMARY

Sale/Lease Price:	Subject to Offer
Lot Size:	4.63 Acres
Zoning:	MU-2
Potential Development:	10,000' - 60,000'+

PROPERTY HIGHLIGHTS

- Master and Preliminary Plan Approvals
- Mixed Use Industrial/Commercial District Zoning (MU-2)
- Potential for Flexibility on Uses and Dimensional Variances
- Potential for Tax Stabilization Agreement to New User
- Building Footprint Customizable and Expandable
- Building Height Limitations 60 Feet / 5 Stories
- Allotment for Taller Building
- Rhode Island DEM Approvals
- Close Proximity to Highland Corporate Park

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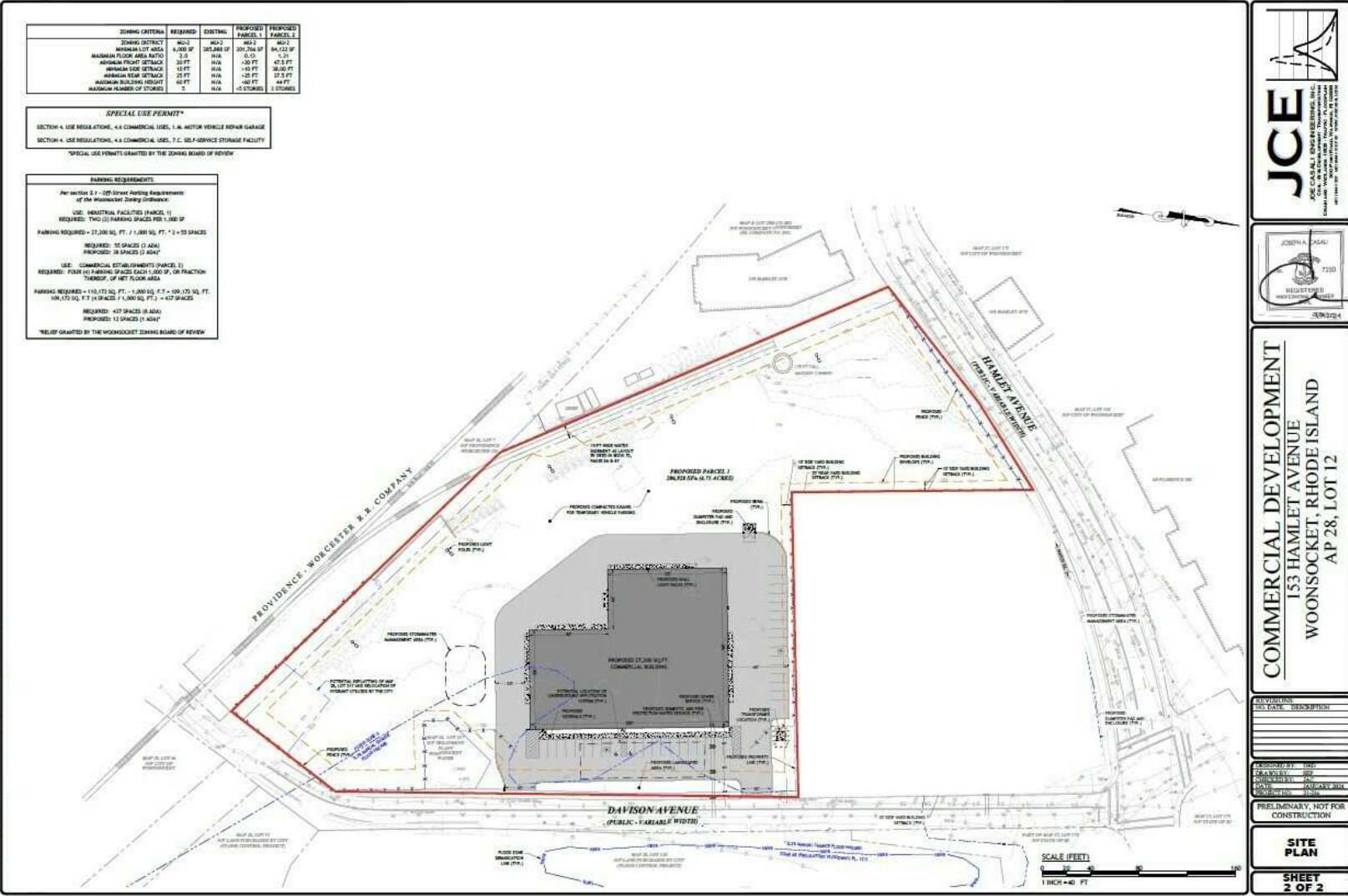
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SITE PLAN



Preliminary Site Plan

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

LOCATION MAPS

**JULIE FRESHMAN**

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