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REAL ESTATE & APPRAISAL

INDUSTRIAL FOR SALE OR LEASE

55 INDUSTRIAL CIRCLE LINCOLN - RHODE ISLAND



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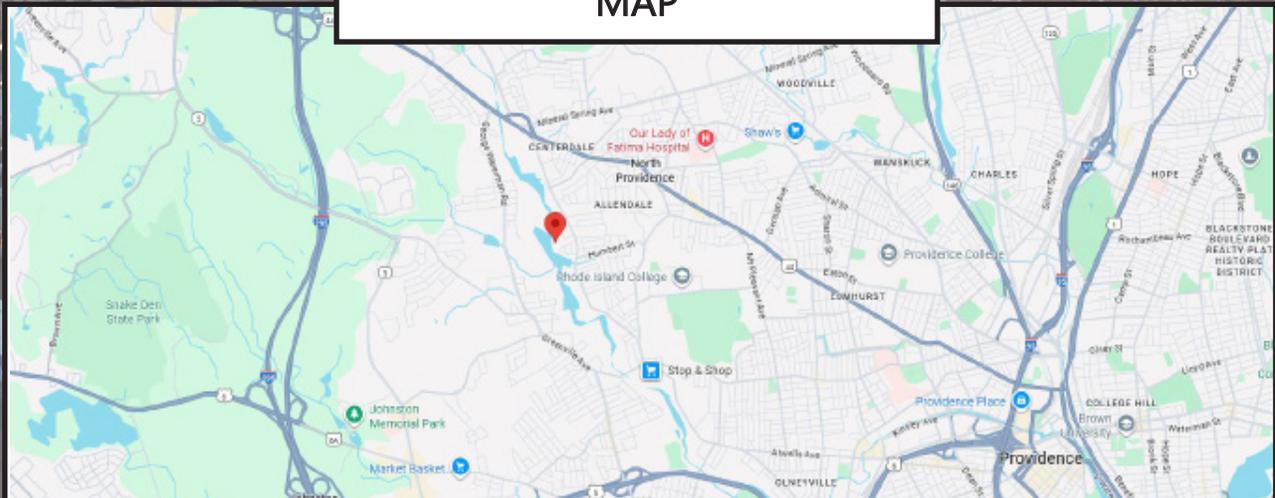
55 INDUSTRIAL CIRCLE LINCOLN - RHODE ISLAND

ASKING PRICE: \$4,500,000
RENTAL RATE: \$8/SF NNN
(Plat 2, Lots 83 & 78)

PROPERTY DETAILS

- 55,814± Industrial Building
- 4.25± Acres of Land
- Two (2) 20 FT Drive in Doors
- Six (6) 10 FT Drive in Doors
- Two (2) Dock Height Doors
- Electric Hoists & Cranes
- 2,500 SF Pad Site
- Large Fenced in Yard
- Zoned Industrial (MG-05)
- Just off Smithfield Ave
- Quick to I-95, RT-146, RT-1 & MA/RI Stateline
- Estimated Taxes: \$8,977

MAP



55 INDUSTRIAL CIRCLE LINCOLN - RHODE ISLAND

DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	24,282	\$67,621
5 Miles	307,985	\$93,526
10 Miles	715,790	\$94,309

FENCED IN YARD AREA



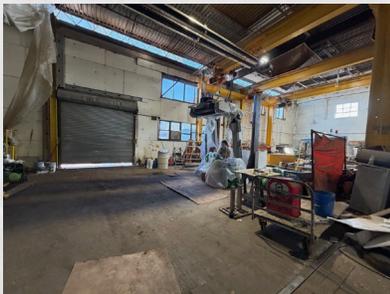
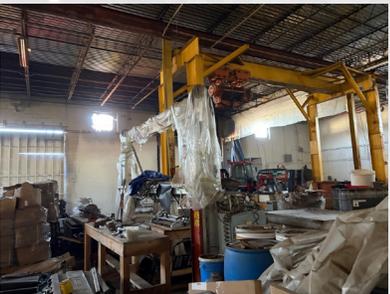
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ADDITIONAL PHOTOS



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