



FOR LEASE | **10,345 SF**
1033 BROAD ST | **CENTRAL FALLS, RI**

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



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PROPERTY DETAILS

1033 BROAD ST | CENTRAL FALLS, RI

AVAILABLE SPACE	10,345 SF
ROOF	TPO/PVC Membrane
WALLS	Masonry & Brick Facade
FIRE SUPPRESSION	Wet System
PARKING	129 Surface Spaces
LAND AREA	5.25 Acres
ZONING	M2: Heavy Industrial District



PROPERTY HIGHLIGHTS



CONVENIENT ACCESS TO I-95



**IDEAL FOR A SCHOOL, DAYCARE,
OR OFFICE**



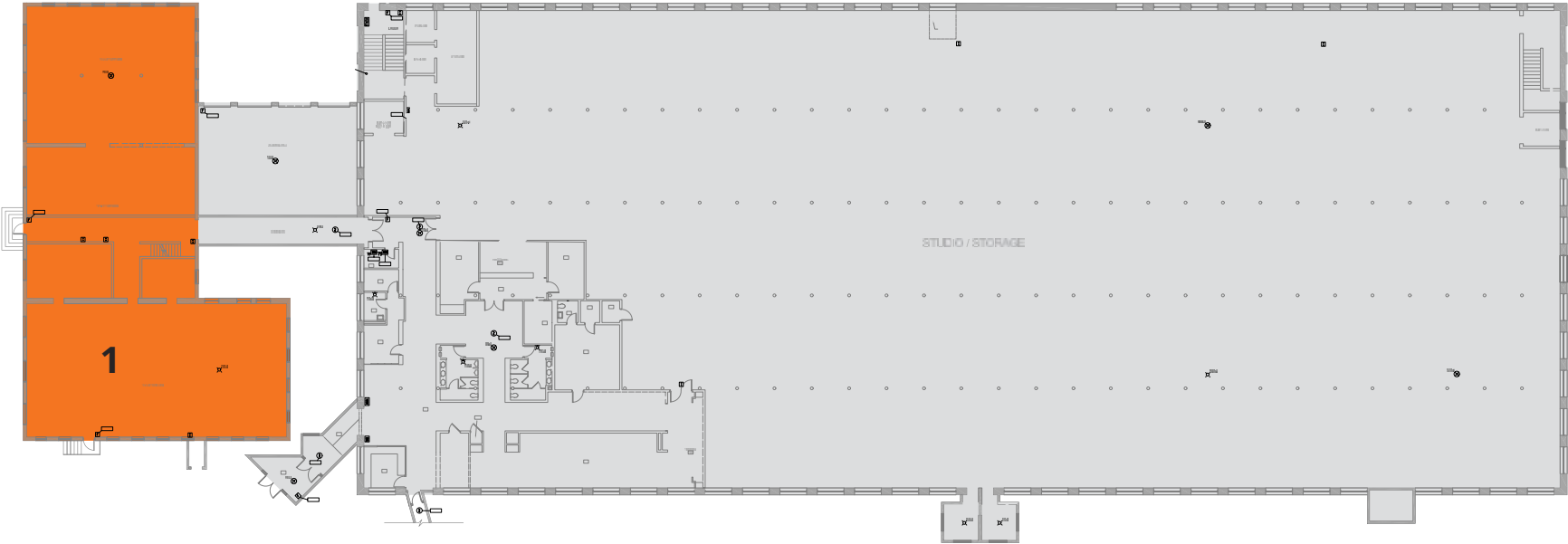
TRAFFIC COUNT: 11,063 CARS PER DAY



POPULATION (5 MILES RADIUS): 139,529

FLOOR PLAN

1033 BROAD ST | CENTRAL FALLS, RI



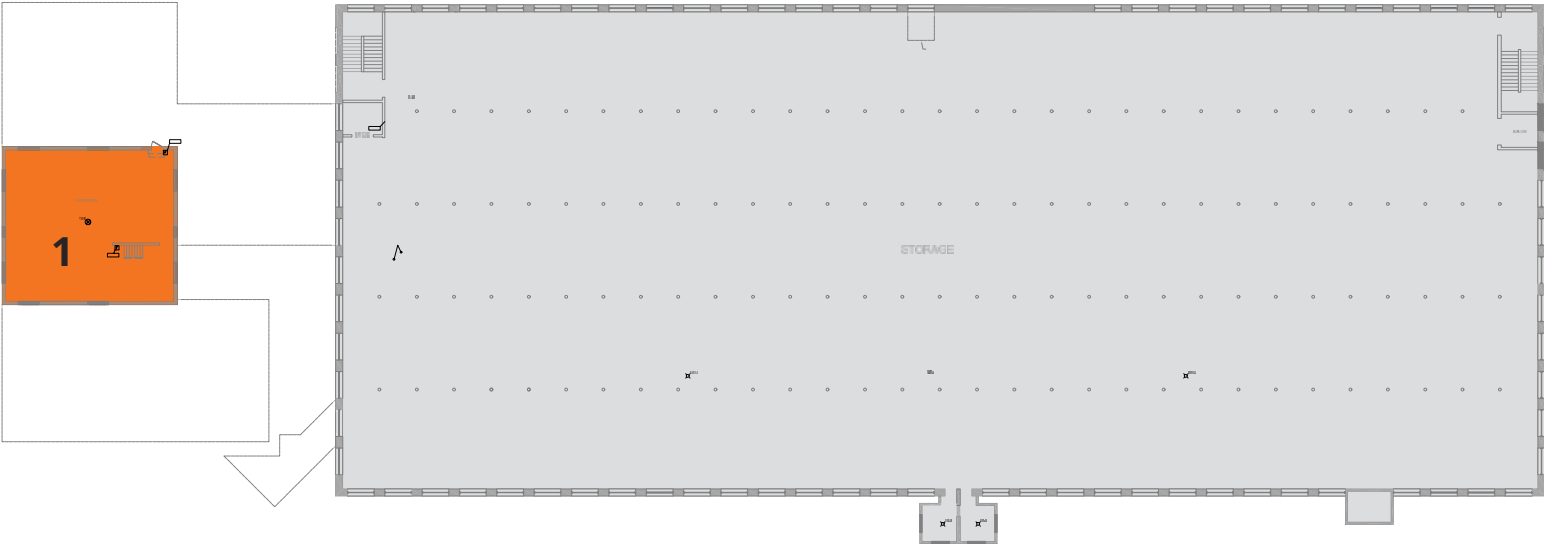
FIRST FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	7,902 SF
TOTAL		7,902 SF



FLOOR PLAN

1033 BROAD ST | CENTRAL FALLS, RI



SECOND FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	2,443 SF
TOTAL		2,443 SF



LOCATION MAP

1033 BROAD ST | CENTRAL FALLS, RI

NORTH CENTRAL STATE AIRPORT	6 MILES
PROVIDENCE, RI	7 MILES
BOSTON, MA	53 MILES
HARTFORD, CT	93 MILES
NEW YORK, NY	188 MILES

