

LAB / FLEX / OFFICE SPACE FOR SUB-LEASE



27 WELLINGTON ROAD

Lincoln, RI 02865

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MG COMMERCIAL
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

11,080 SF of custom lab, flex and office space with a kitchen / cafeteria and a finished loading dock area. Labs include QC lab, sample prep lab, media lab, modulation lab, among other clean areas.

Labs/QA Built to BioSafety Lab 2 Standards

Micro Lab - 12.5 Ton HVAC

QC Lab - 20.0 Ton HVAC

Office / Common Space - 17.5 Ton HVAC

Makeup Air - 8 Changes Per Hour

LOCATION DESCRIPTION

The North Central Business Park is located at the North Central State Airport in Lincoln, Rhode Island, off Route 116 (main business corridor in northern Rhode Island). I-295 and Route 146 are in close proximity to the Park. All amenities are nearby, including banking, food, shopping, services, etc. Boston is 35 miles north and Providence is 12 miles south.

PROPERTY HIGHLIGHTS

- Multiple Lab Areas (QA, Sample Prep, Media, Modulation)
- Brand New Unused Space
- New Building Upgrades in 2019
- Expansion Possibilities
- Close Proximity to Routes 116/146 and Interstate 295
- North Central Business Park Location
- At North Central State Airport
- Clean Shipping/Receiving Area (8' x 10' Door/Dock)

OFFERING SUMMARY

Building Size:	21,080 SF
Lot Size:	5.4 Acres
Lease Rate:	Negotiable
Available SF:	11,080 SF

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ADDITIONAL PHOTOS



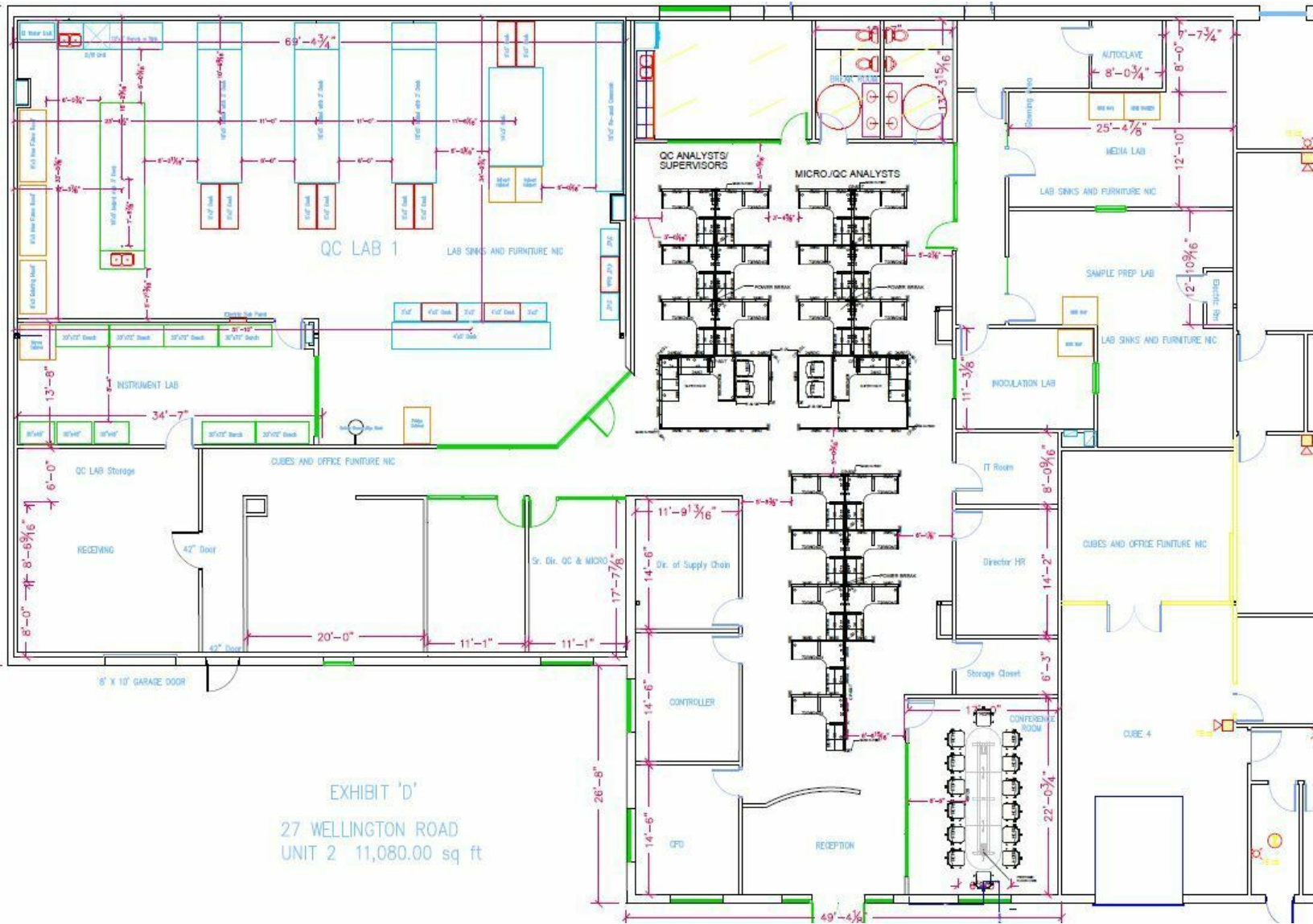
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FLOOR PLAN



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