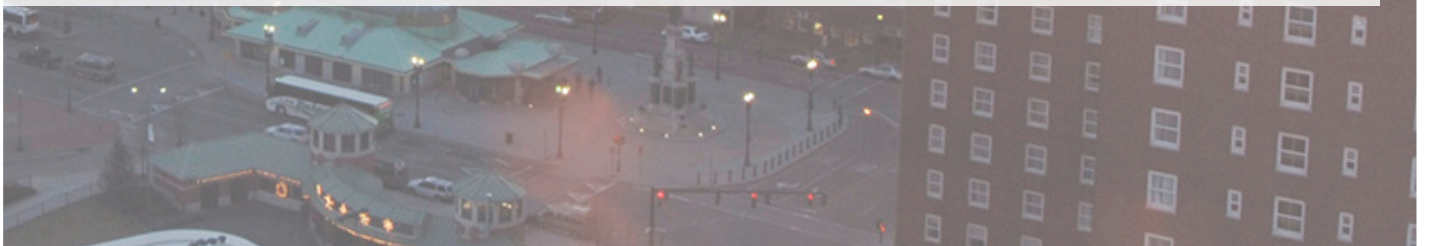
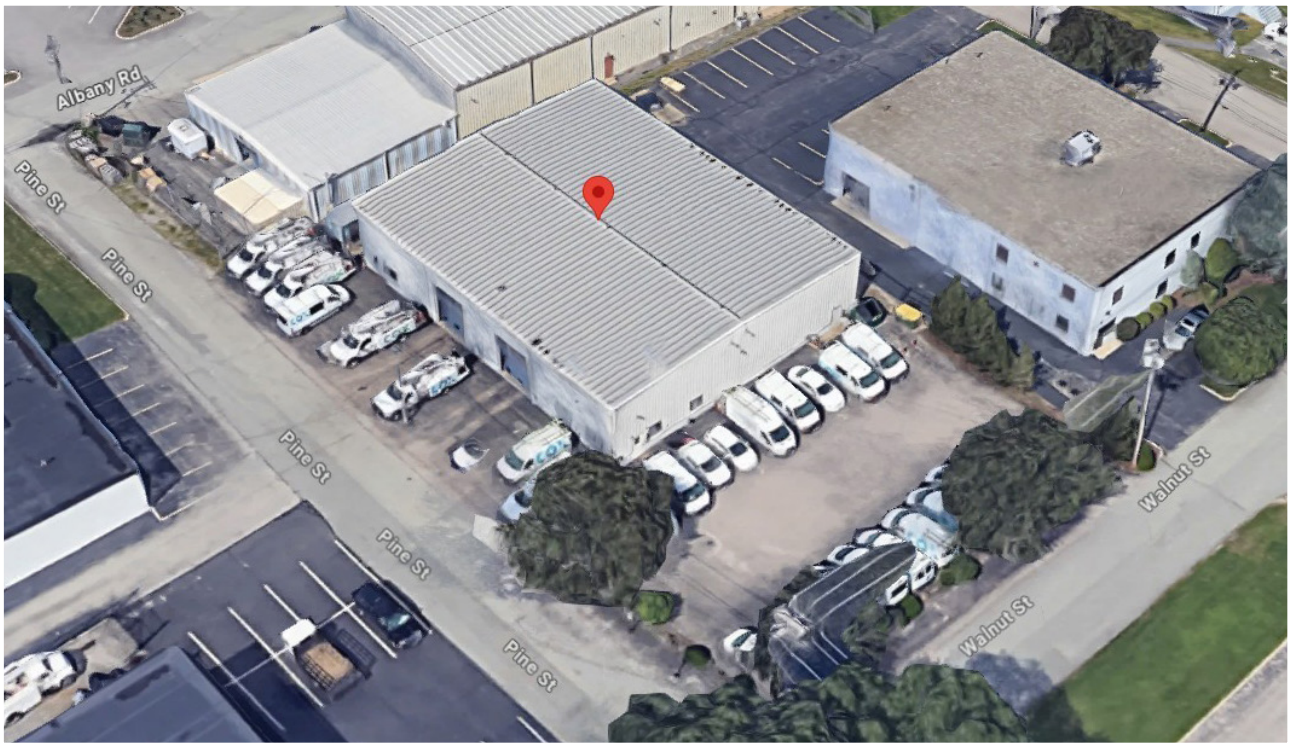


sweeney

REAL ESTATE & APPRAISAL

INDUSTRIAL INVESTMENT

115 WALNUT STREET WARWICK - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101

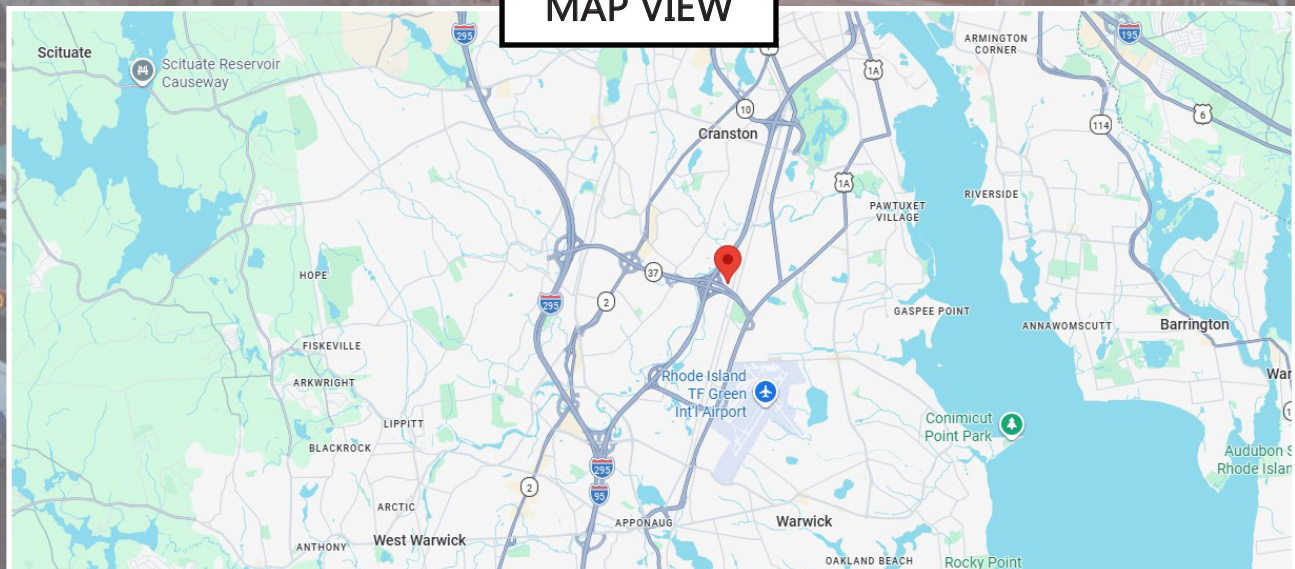
115 WALNUT STREET WARWICK - RHODE ISLAND

Asking Price: \$1,500,000
(Plat 284, Lot 19)

PROPERTY DETAILS

- 100% Leased to Credit Tenant
- 8,000± SF Warehouse
- Small Office Area
- 0.48± Acres of Land
- 20 FT Ceilings
- Two (2) Drive In Doors
- 25+ Parking Spaces
- Zoned General Industrial District (GI)
- On/Off RT-37 & I-95
- Estimated Taxes: \$14,488

MAP VIEW



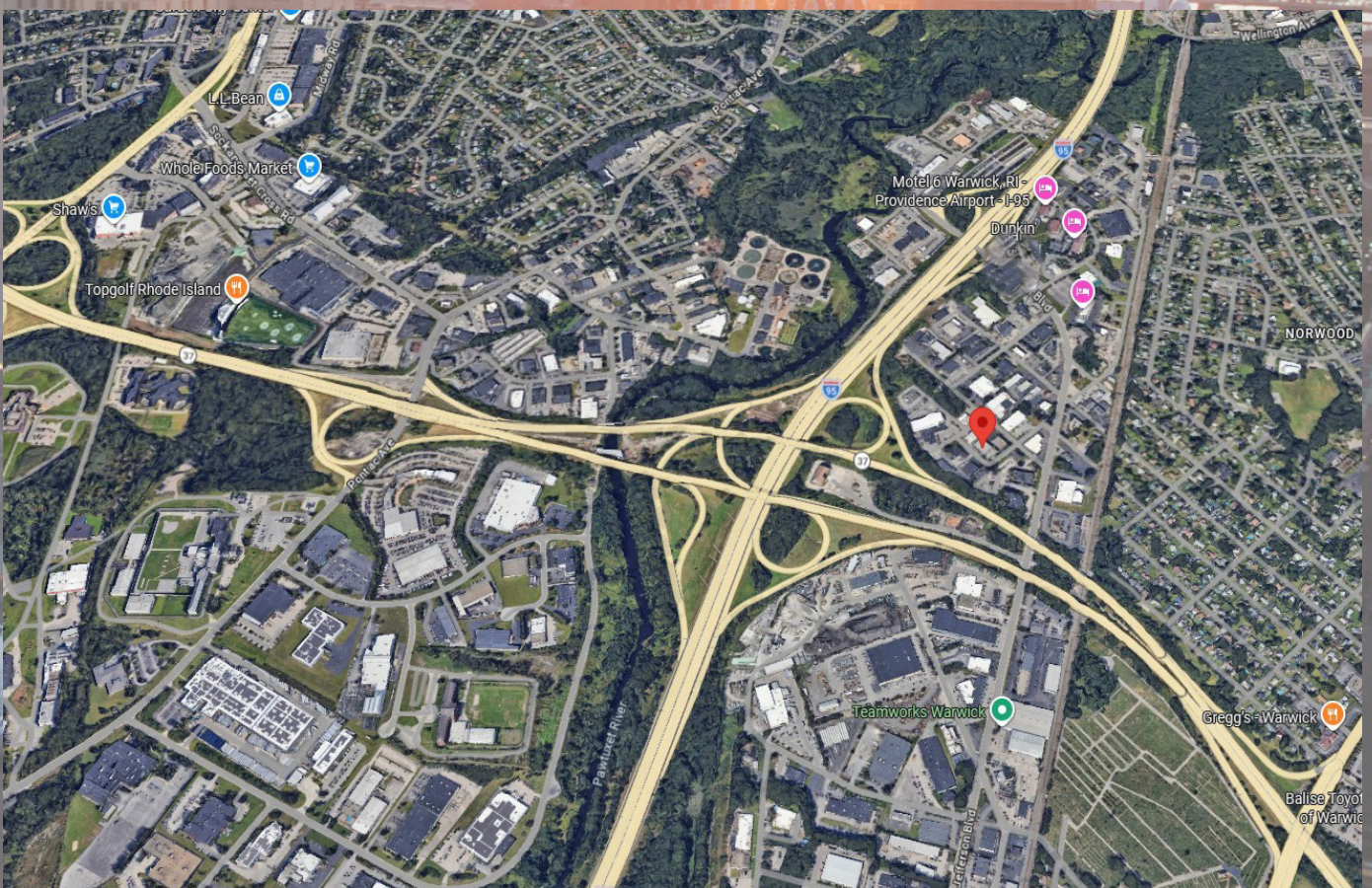
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental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

115 WALNUT STREET WARWICK - RHODE ISLAND

LOCATION OVERVIEW

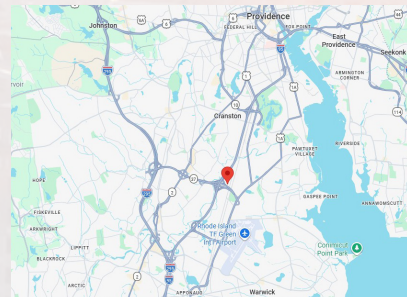
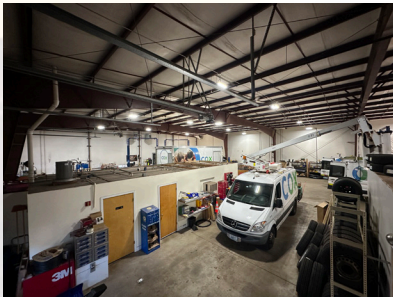
115 Walnut Street is located within Warwick's established industrial corridor, offering convenient access to Interstate 95. The property also benefits from proximity to key local roadways including Route 117 (West Shore Road), Route 113 (Main Avenue/East Avenue), and U.S. Route 1 (Post Road). Rhode Island T.F. Green International Airport is located just minutes away, supporting regional travel and air cargo activity.



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ADDITIONAL PHOTOS



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