



22 MINNESOTA AVE

WARWICK, RHODE ISLAND

CONTACT INFORMATION:

DAVE LUCIVERO

Broker

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FOR SALE

HAYESSHERRY.COM

22 MINNESOTA AVE WARWICK, RI



HAYES & SHERRY

LOCATION

22 Minnesota Avenue, Warwick, RI is a strategically located flex property in one of Rhode Island's most established commercial and industrial corridors. Conveniently located with immediate access to I-95, Route 2 (Bald Hill Road), Route 117, and TF Green International Airport, the property provides exceptional connectivity for employees, customers, and distribution throughout Warwick, Cranston, East Greenwich, and the greater Providence area. Its flexible layout, central location, and strong regional accessibility position the property as an ideal opportunity for a variety of commercial, industrial, and service-oriented businesses.

ASKING PRICE

\$500,000

PROPERTY FEATURES

- ± 3,200 SF Flex building
 - ±1,200 SF Office space
- .22 Acres of land area
- Year Built: 1979
- 10 Surface parking
- Convenient access to I-95, Route 2, and Route 117
- Strong visibility with easy highway access

NEIGHBORS

T.F Green International Airport, Santander, Citizens Bank, Bank of America, Cumberland Farms, Starbucks, Dunkin, Walgreens, Planet Fitness, Toyota, Chevrolet

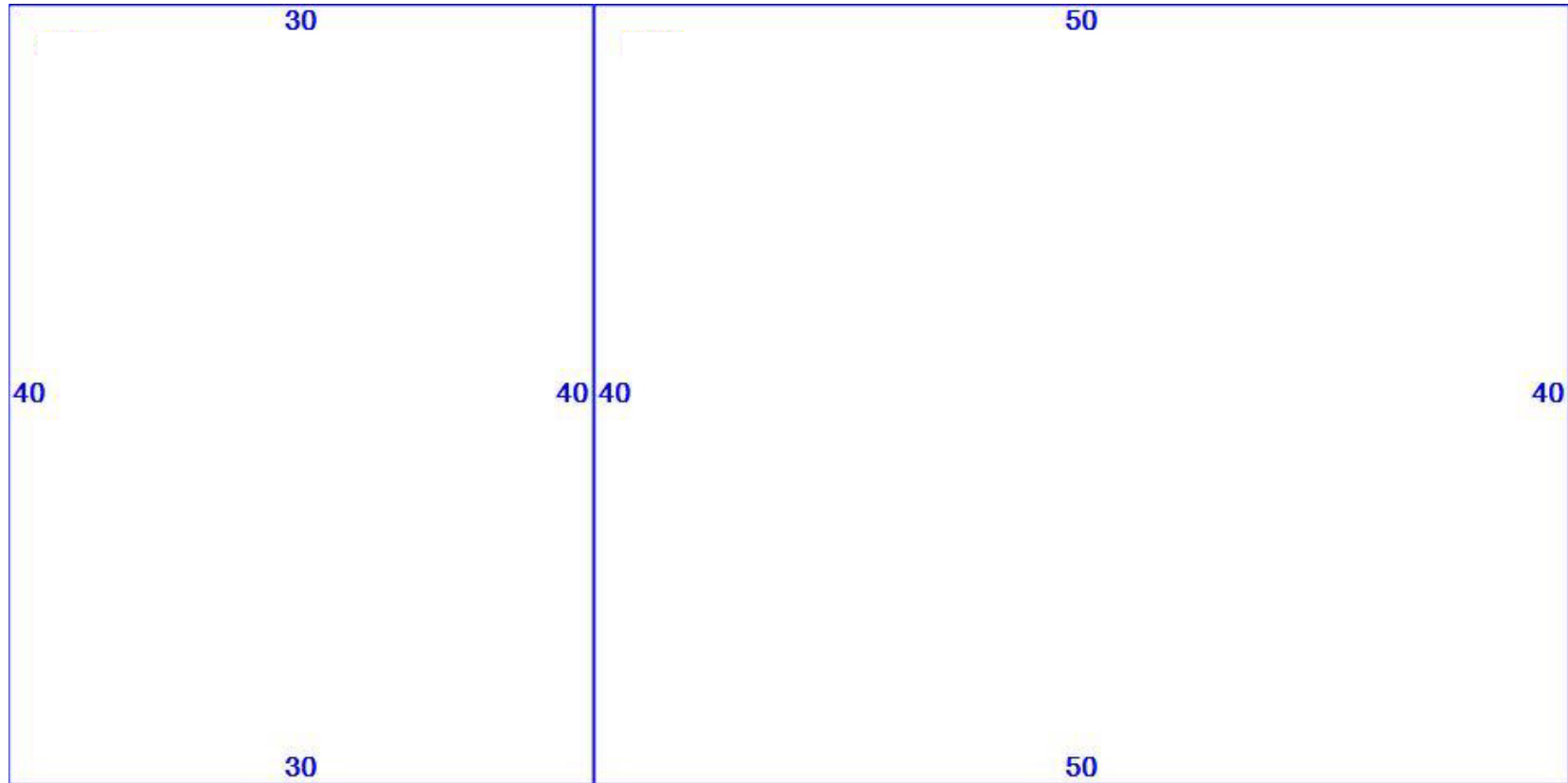
TRAFFIC COUNTS

Post Road & Guilford Drive: 28,449 VPD
(.38 mi from site)

Post Road & Evergreen Ave: 32,318 VPD
(.49 mi from site)



FLOORPLAN



22 Minnesota Ave, Warwick, RI

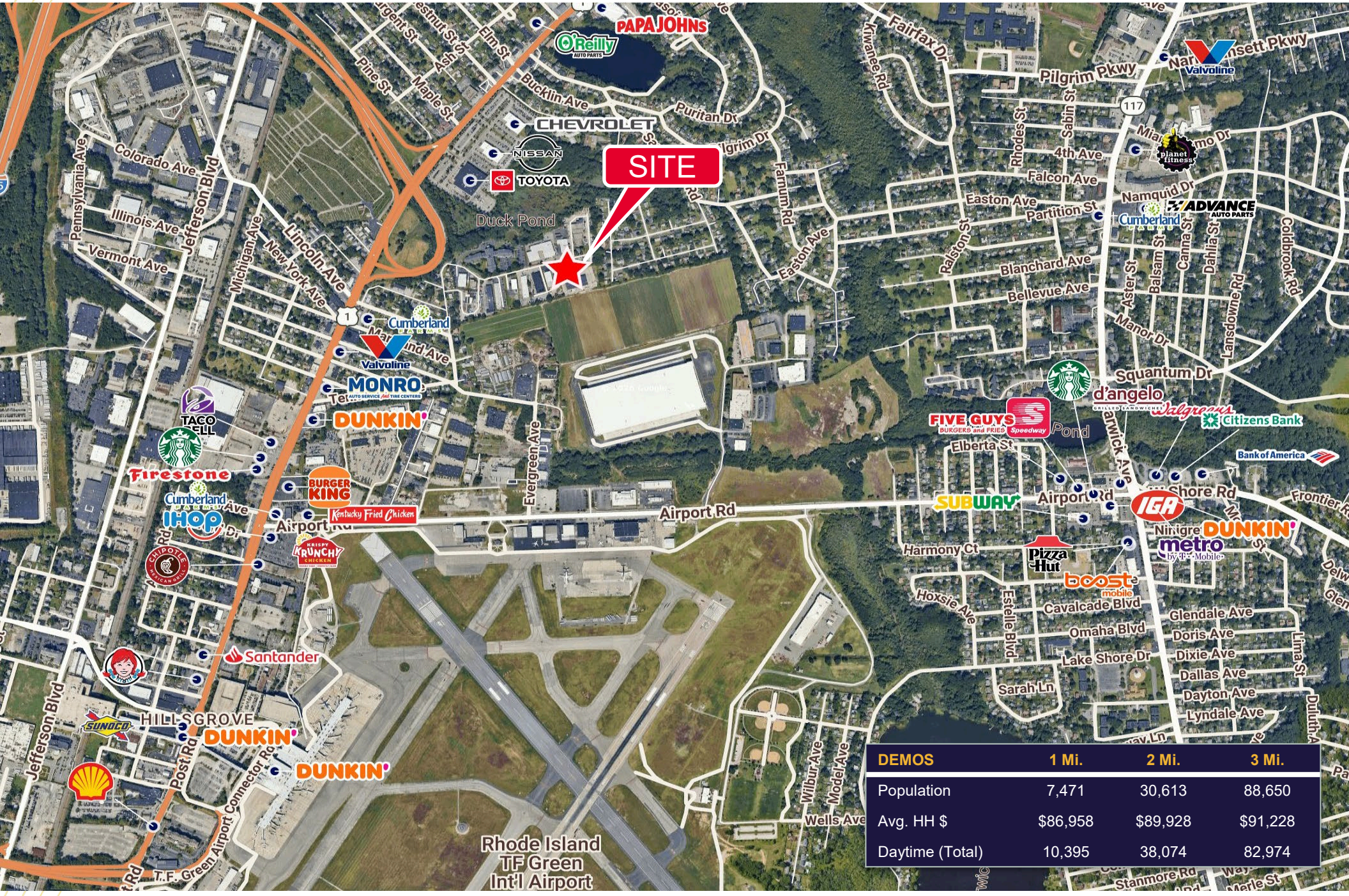


16 MINUTES
DOWNTOWN PROVIDENCE



5 MINUTES
T.F. GREEN AIRPORT

RETAIL AERIAL



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	7,471	30,613	88,650
Avg. HH \$	\$86,958	\$89,928	\$91,228
Daytime (Total)	10,395	38,074	82,974