

FLEX (OFFICE/WAREHOUSE) SPACE FOR LEASE



40 ALBION ROAD

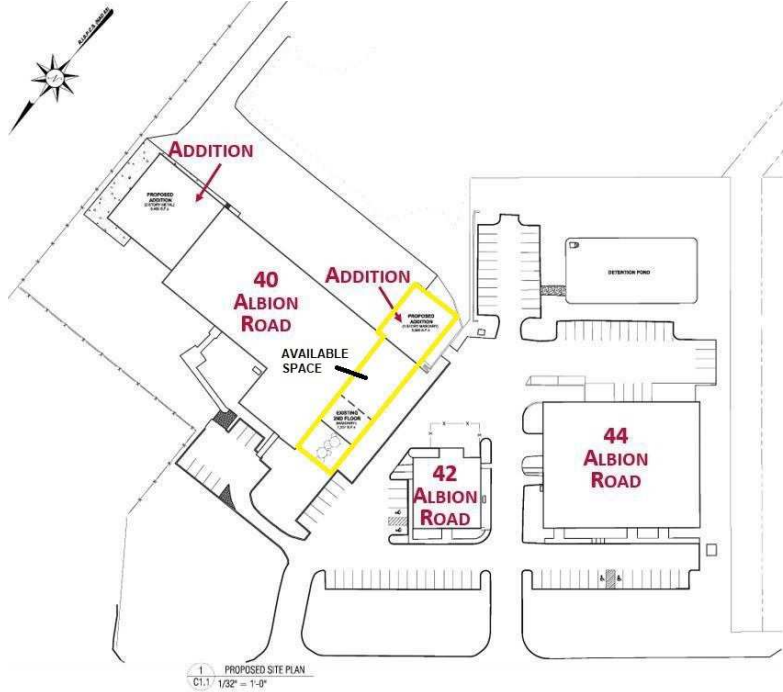
Lincoln, RI 02865

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 7,673 SF flex space (office & warehouse) has two grade level doors and is comprised of approximately 4,673 SF of office space (776 SF on second level) and 3,000 SF of warehouse space, which was added on in 2020. The warehouse space contains two 10' wide by 12' high grade level doors.

PROPERTY HIGHLIGHTS

- Immaculately Maintained Flex Campus
- Premier Northern RI Location
- Mix of Global, National and Regional Tenants - Join Mars Chocolates, Thyssen Krupp and other Excellent Tenants
- 4,673 SF Air-Conditioned Office Space
- 3,000 SF Newly Constructed Warehouse Space
- Two Grade Level Doors

LOCATION DESCRIPTION

The 6.6 acre campus setting consists of 3 buildings (office and flex) totaling 54,000 SF. There is a mix of local, regional, national and international tenants. The campus is ideally located in northern Rhode Island at the confluence of Routes 295, 146 and 116, making it very convenient for tenants to access locally, and from many other regional areas, including Boston, Worcester, Hartford and New York. Additionally, the campus is directly across from the North Central State Airport, offering tenants and clients the option of flying to or from major cities in minutes and walking across the road to the campus.

OFFERING SUMMARY

Lease Rate:	\$13.75 SF/yr (NNN)
Available SF:	7,673 SF
Building Size:	27,240 SF

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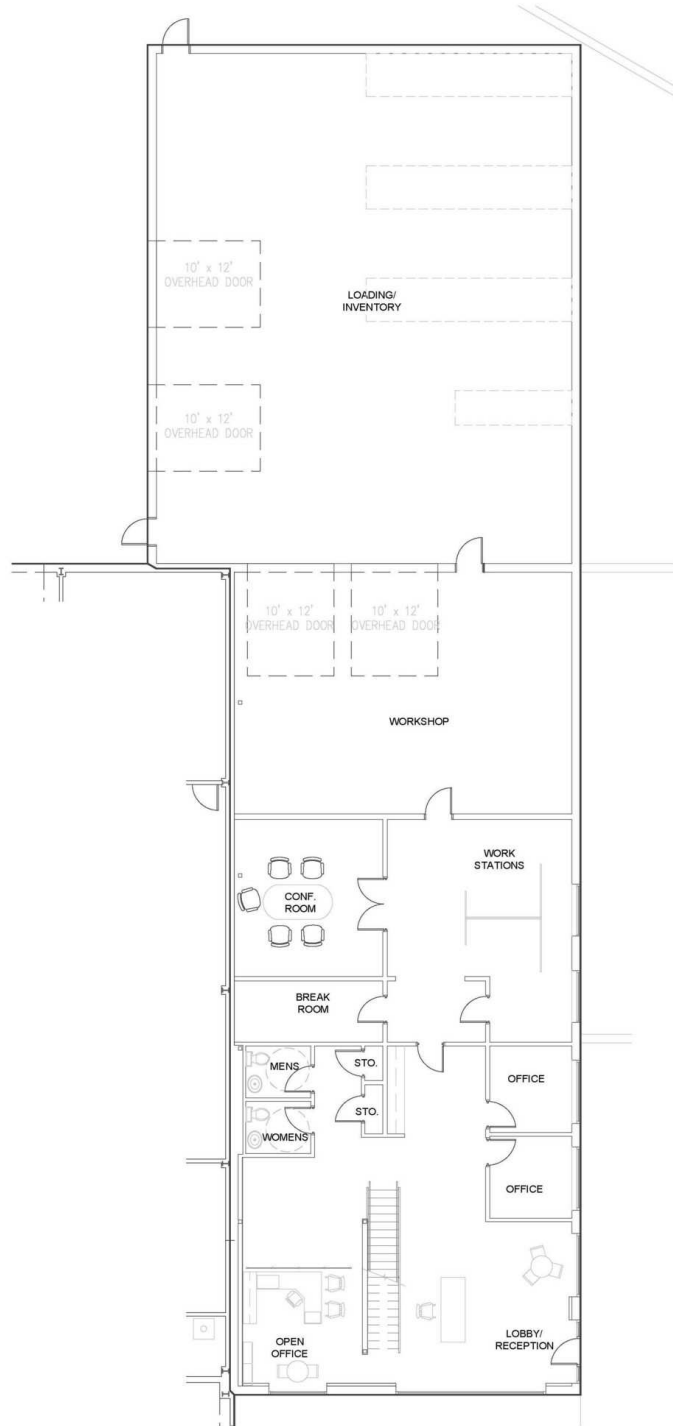
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FLOOR PLAN



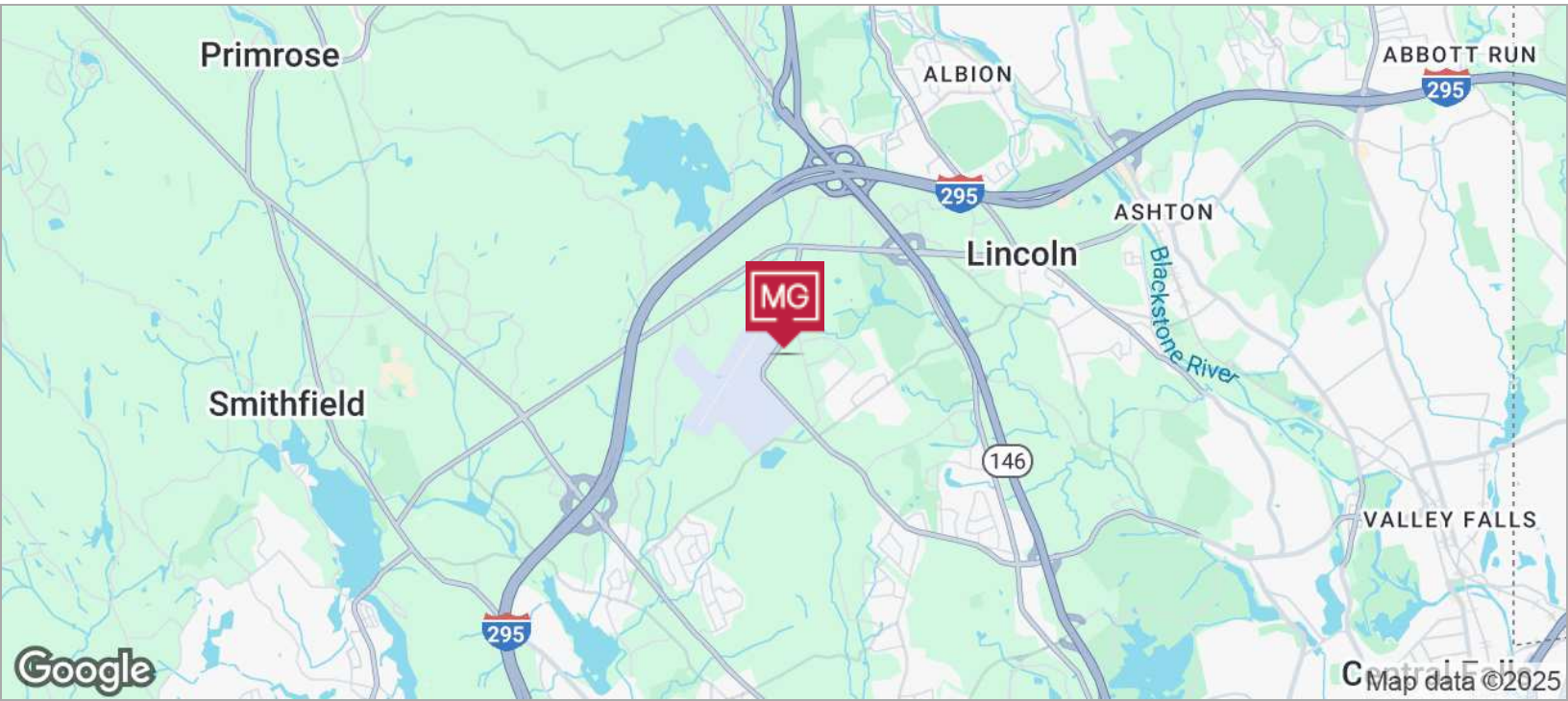
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LOCATION



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