



FOR LEASE

±6,450 SF AND ±7,800 SF

3350
**PAWTUCKET
AVENUE**

EAST PROVIDENCE • RHODE ISLAND

CBRE

PROPERTY DESCRIPTION

CBRE is pleased to offer for lease from ±6,450 & 7,800 SF of industrial space at 3350 Pawtucket Avenue, East Providence, RI. The free-standing ±38,452 SF building is going through a renovation upgrade including new asphalt, building painting and a new roof. The building offers 8 total units. The property is ±2.83 acres, zoned I1 and is located 2.1 miles from interstate 195.

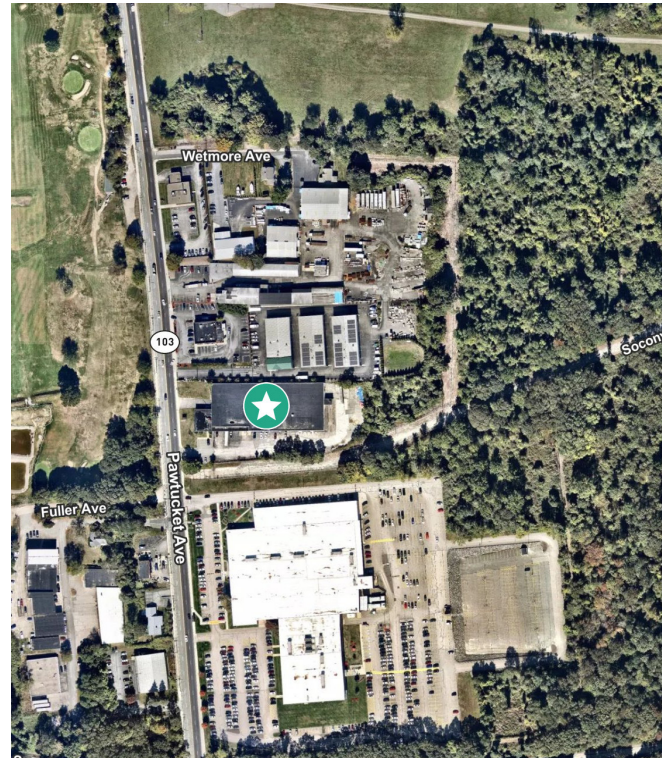
PROPERTY HIGHLIGHTS

- 38,452 SF Cement block industrial building
- Space available: ±6,450 & 7,800 SF
- 5 units for lease
- 2.83 acres zoned I1
- 16' ceilings
- Loading Docks and Overhead Doors
- 240V, 800 AMP, 3 Phase power
- Wet Sprinkler System

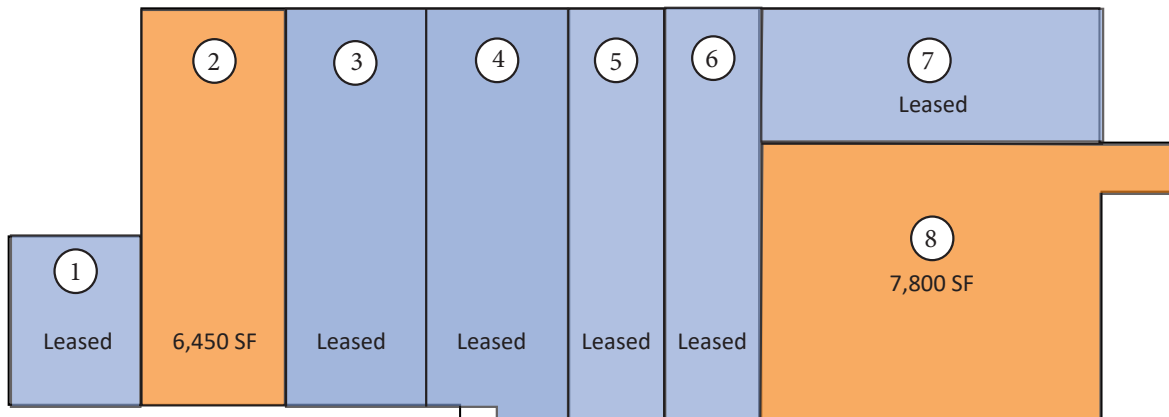


PROPERTY SPECIFICATIONS & LOCATION

3350 PAWTUCKET AVENUE	
BUILDING SIZE	38,452 SF
AVAILABLE SPACE	±5,600 & 7,800 SF
LAND AREA	2.83 acres
STORIES	One (1)
YEAR BUILT	1960, renovated 2023
CEILINGS	16'
LOADING	4 Overhead doors and 3 loading docks
SPRINKLER	Wet System
ELECTRIC	240V, 800 AMP, 3 Phase
ZONING	I1
RENT/SF	\$7.95/SF, NNN \$2.75/SF



FLOOR PLAN



Unit	SF	Status	Other
1	2,100	Leased	Office
2	6,450	Available	1 OHD
3	5,200	Leased	2 Docks
4	6,200	Leased	1 OHD
5	3,800	Leased	1 OHD
6	3,800	Leased	1 OHD
7	3,800	Leased	1 OHD
8	7,800	Available	1 Dock

**\$7.95/SF NNN
(\$2.75/SF)**

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CONTACT US

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