

OFFICE BUILDING FOR SALE OR LEASE



95 AMARAL STREET

East Providence, RI 02914

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MG COMMERCIAL
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

95 Amaral Street presents a rare opportunity to acquire a high-capacity facility on a substantial 17.49-acre site, ideal for office, manufacturing, R&D or redevelopment. The property features a well-maintained ±133,632-square-foot call center with flexible interior configurations, high ceilings, multiple loading docks, and exceptional on-site parking.

PROPERTY HIGHLIGHTS

- Excellent access to major highways and regional transportation
- Strong potential for expansion or redevelopment (17.49 AC)
- Located in a growing commercial and residential corridor
- Ample on-site parking for over 660 vehicles in addition to charging stations
- Current program includes over 400+ workstations and 40+ private offices
- Two (2) loading docks & compactor dock
- Full generator backup power with UPS

LOCATION DESCRIPTION

95 Amaral Street is just minutes from I-195 and Route 114, providing seamless access to downtown Providence (less than 5 miles away), and T.F. Green International Airport (approximately 12.5 miles). Additionally, the property can be accessed from Route 6 which is the primary retail corridor for this market. Public transportation options and commuter rail stations are also conveniently located, enhancing accessibility for both employees and clients.

OFFERING SUMMARY

Sale Price:	\$12,495,000
Building Size:	133,632 SF
Lot Size:	17.49 Acres
Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	33,408 - 133,632 SF
Zoning:	I3

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ADDITIONAL PHOTOS



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LOCAL AMENITIES



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