



95 AMARAL STREET

East Providence, RI 02914

LEEDS MITCHELL IV, SIOR
Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

WHITNEY RUGG
Sales Associate
401.751.3200 x3302
whitney@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite Providence, RI 02903 401.751.3200 | mgcommercial.com

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:	13

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ADDITIONAL PHOTOS



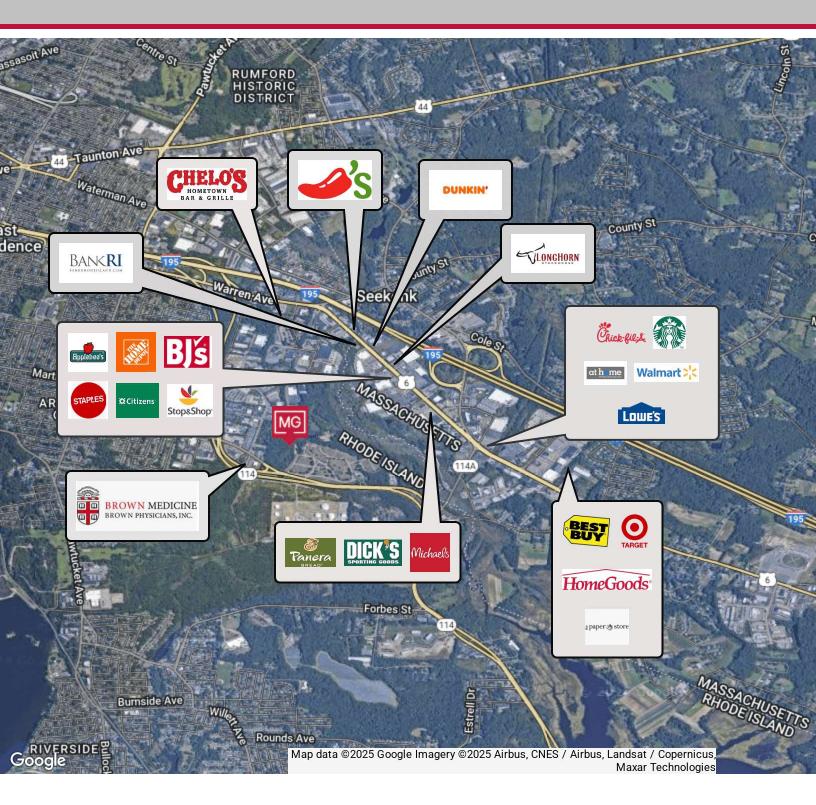




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LOCAL AMENITIES



LEEDS MITCHELL IV, SIOR

Principal Broker, Partner 401.751.3200 x3307 leeds@mgcommercial.com **GEORGE PASKALIS, SIOR**

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