



FOR SALE

1159-1193 BROAD ST

325,119 SF

CENTRAL FALLS, RI

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



NEW TPO ROOF IN 2023



**SIGNIFICANT RENOVATIONS
COMPLETED IN 2022 & 2023**



**LARGE, CONTIGUOUS
WAREHOUSE SPACE IN A DENSELY
POPULATED REGION**



AMPLE PARKING AREAS



RAIL ACCESS ON SITE



CLEAR HEIGHTS UP TO 34'



**MULTIPLE DOCK
LOCATIONS WITH
THE ABILITY TO ADD
ADDITIONAL DOCKS TO
SUIT**



ROOFTOP SOLAR

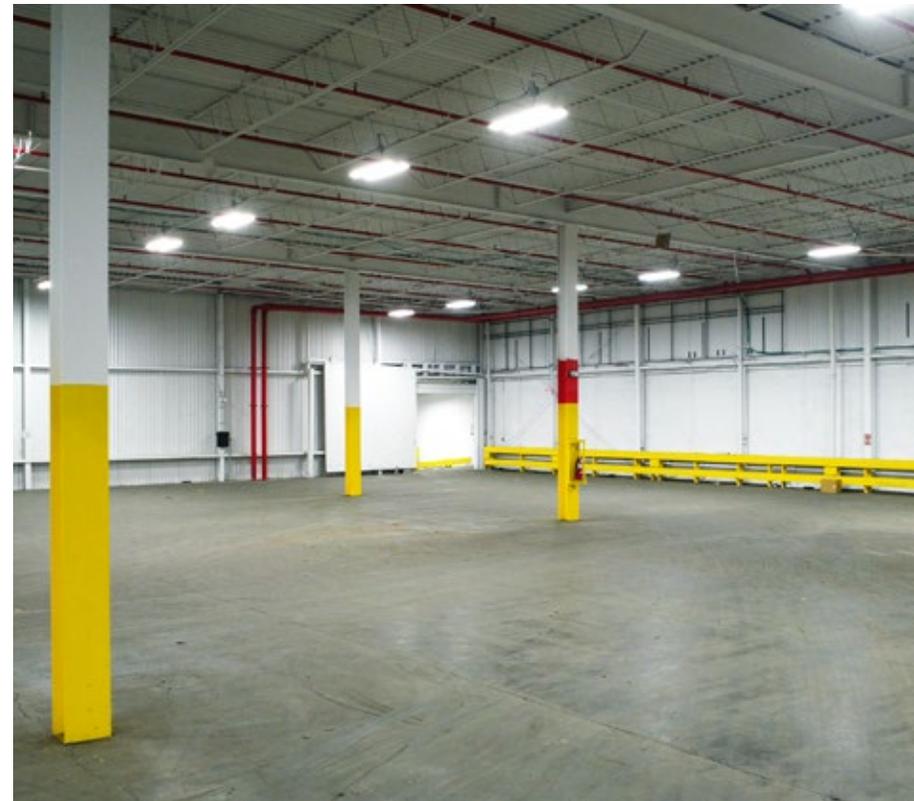


PROPERTY DETAILS

1159-1193 BROAD ST | CENTRAL FALLS, RI

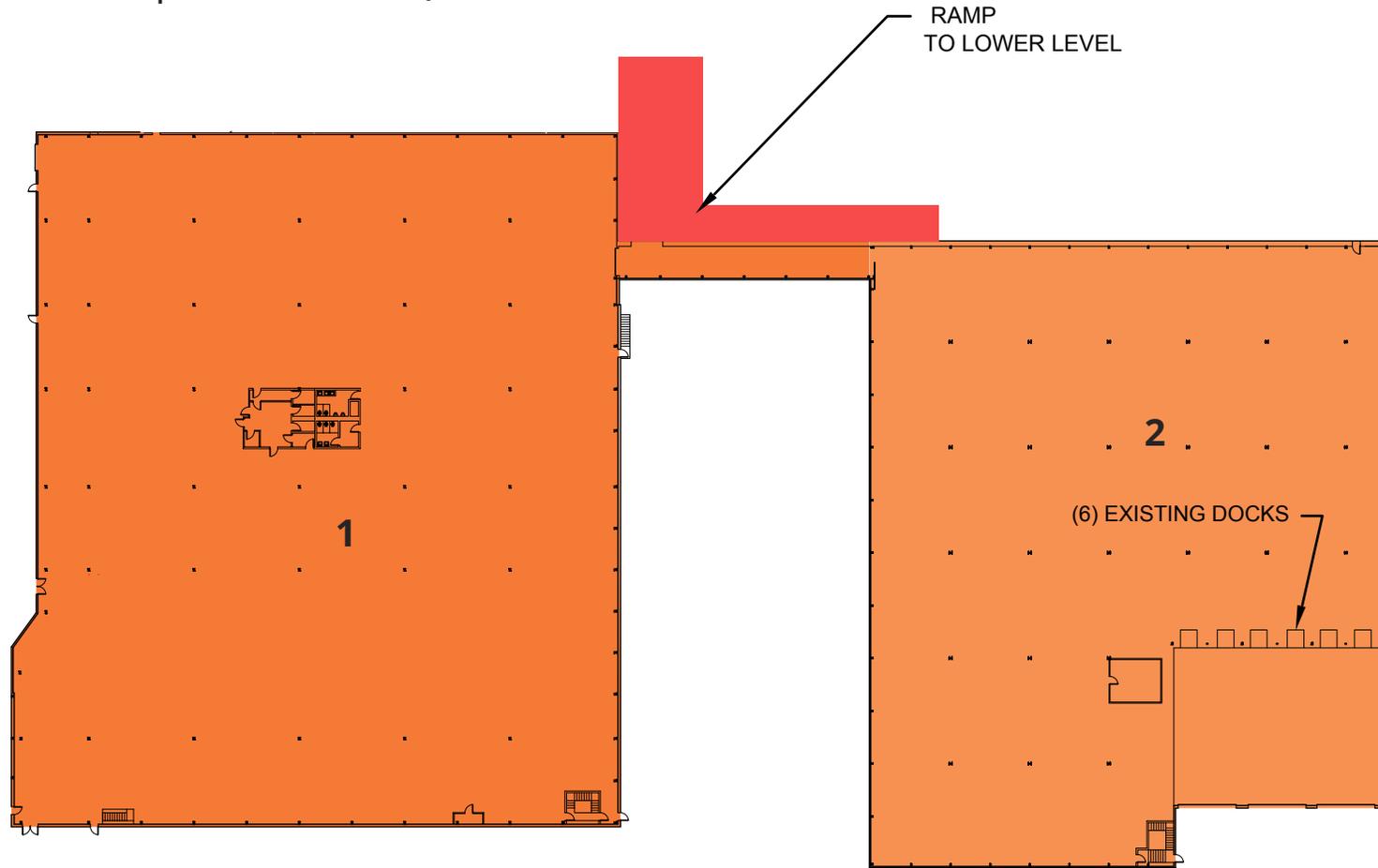
AVAILABLE SPACE	325,119 SF
FLOORS	2
DOCK DOORS	14
DRIVE-IN DOORS	1
CLEAR HEIGHT	11' - 34'
COLUMN WIDTH/DEPTH	Varies
ROOF	New TPO Roof 2023
WALLS	Brick, Metal, & Masonry
FLOORS	Concrete
YEAR BUILT	Renovated in 2023
FIRE SUPPRESSION	ESFR Sprinklers
LIGHTING	New LED lights
POWER	Heavy Power Provided by National Grid
PARKING	300
LAND AREA	9.48 Acres
ZONING	M2: Heavy Industrial
RAIL	Yes

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI



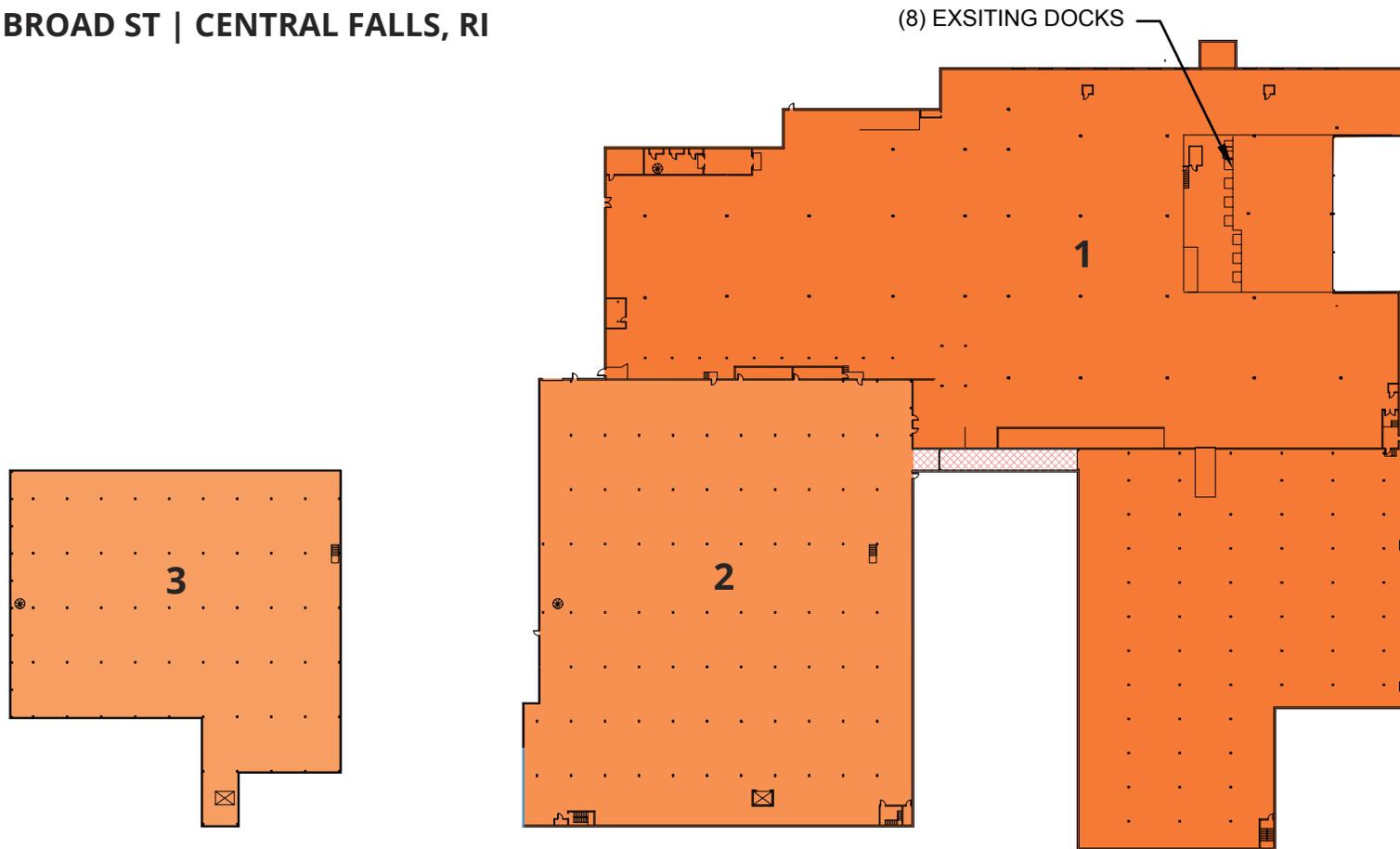
UPPER LEVEL

NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	22'	32' x 40'	63,424 SF
2	20' 2"	30' x 40'	44,611 SF
TOTAL			108,035 SF



FLOOR PLAN

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NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	18' 1" - 34'	VARIABLES	126,770 SF
2	10' 9"	20' x 40'	58,533 SF
3	N/A	20' x 30'	31,781 SF
TOTAL			217,084 SF

LOWER LEVEL



SITE PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI

8 EXISTING DOCKS

6 EXISTING DOCKS



LOCATION MAP

1159-1193 BROAD ST | CENTRAL FALLS, RI

NORTH CENTRAL STATE AIRPORT	6 MILES
PROVIDENCE	7 MILES
BOSTON	45 MILES
HARTFORD	92 MILES
NEW YORK CITY	188 MILES

