

OFFICE SPACE FOR LEASE



831 BALD HILL ROAD

Warwick, RI 02886

WHITNEY RUGG

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MG COMMERCIAL

365 Eddy Street, Penthouse Suite
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401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This recently acquired, owner occupied office building offers ample parking at your door and flexible suites ranging from 1,600 - 3,200 SF.

LOCATION DESCRIPTION

831 Bald Hill Road is located at the northern end of Bald Hill Road, Route 2 in Warwick and offers incredible visibility (44,000 CPD). The building is surrounded by ample amenities and is easily accessed from Route 95.

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$18.50 SF/yr (MG) |
| Number of Units: | 4 |
| Available SF: | 1,600 - 3,200 SF |
| Building Size: | 6,400 SF |

PROPERTY HIGHLIGHTS

- Property under new ownership and is owner occupied
- Highly visible location
- Easy highway access
- Ample on-site parking at over 6/1,000 SF

| SPACES | LEASE RATE | SPACE SIZE |
|---------|---------------|------------|
| Suite 1 | \$18.50 SF/yr | 1,600 SF |
| Suite 2 | \$18.50 SF/yr | LEASED |
| Suite 3 | \$18.50 SF/yr | 1,600 SF |

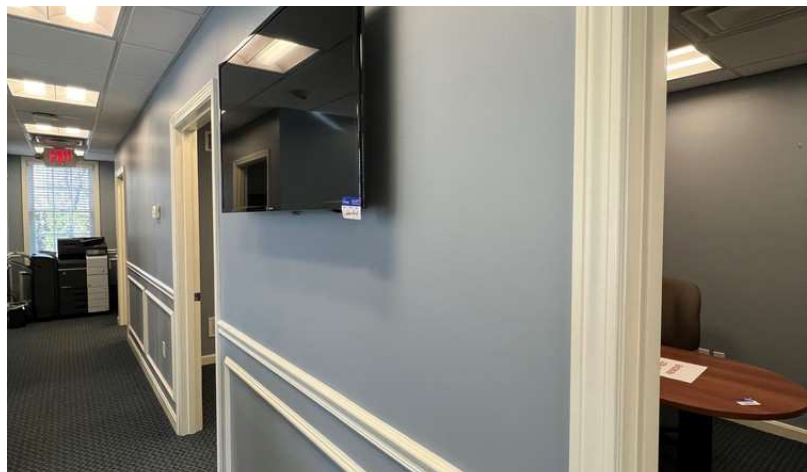
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ADDITIONAL PHOTOS



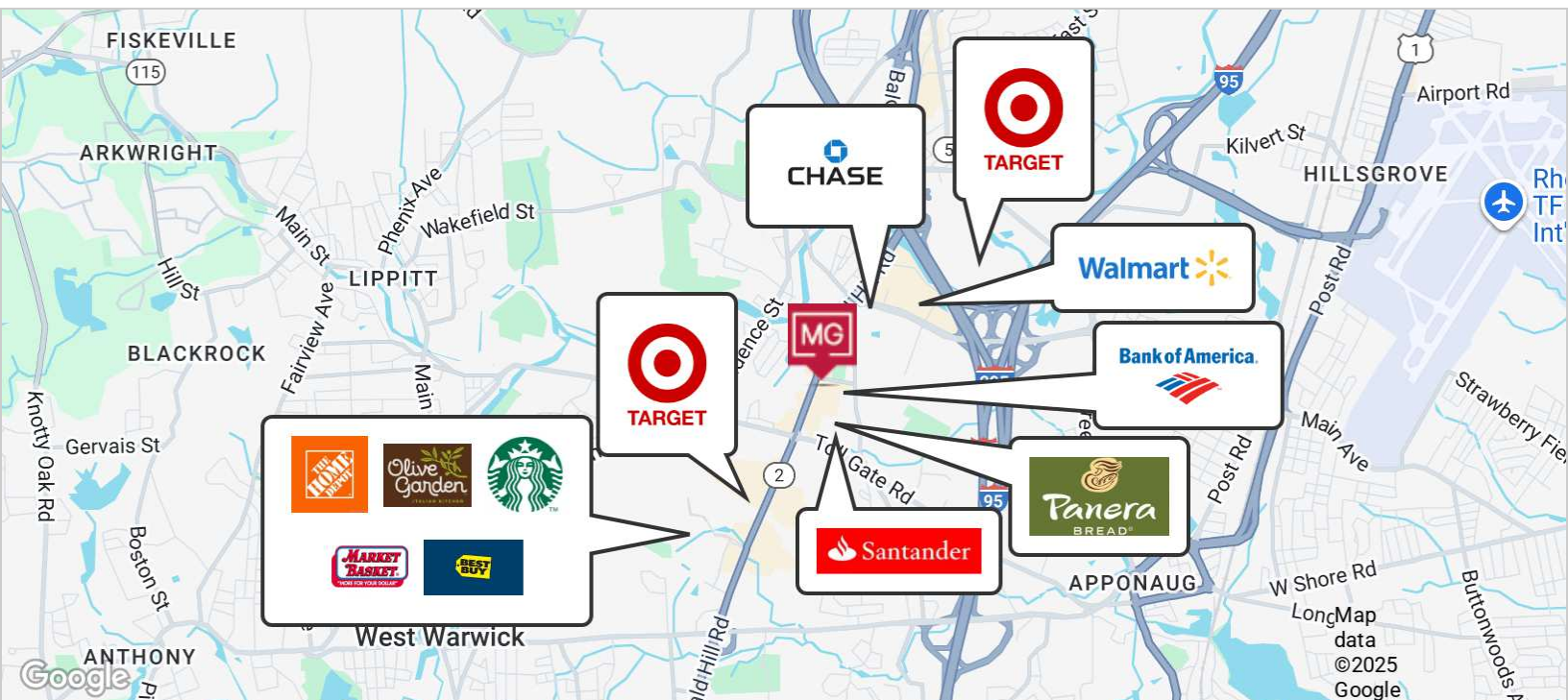
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LOCATION MAPS



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