

CLASS "A" MANUFACTURING/OFFICE SPACE FOR LEASE



195 DUPONT DRIVE

Providence, RI 02907

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

195 Dupont Drive is a 49,500 SF Class "A", modern, LEED Certified (energy efficient) manufacturing facility, situated on 2.86 acres. This 29,100 SF fully air-conditioned production and warehouse space (including office) is available for lease, and has 5,770 SF office space, with the remainder consisting of clean production/warehouse space, including additional offices.

OFFERING SUMMARY

Lot Size:	2.86 Acres
Lease Rate:	\$9.65 SF/yr (NNN)
Available SF:	29,100 SF
Zoning	M1 (Light Industrial)

LOCATION DESCRIPTION

195 Dupont Drive is located in the well-established Huntington Business Park just south of downtown Providence, immediately off Route 10, with convenient access to I-95 north and south. This premier industrial park consists of national, regional, and local tenants and owner operators with company types ranging from manufacturing, R&D, office, and distribution warehouse.

PROPERTY HIGHLIGHTS

- First Class Production/Warehouse Space
- 29,100 SF (5,770' OFC - 23,330' MFG)
- 100% Air-Conditioned
- One Tailboard Loading Dock
- 100% Wet Sprinkler System
- 480 Volts, 1,200 Amps, 3-Phase
- Huntington Industrial Park
- Immediate Highway Access (Route 10)

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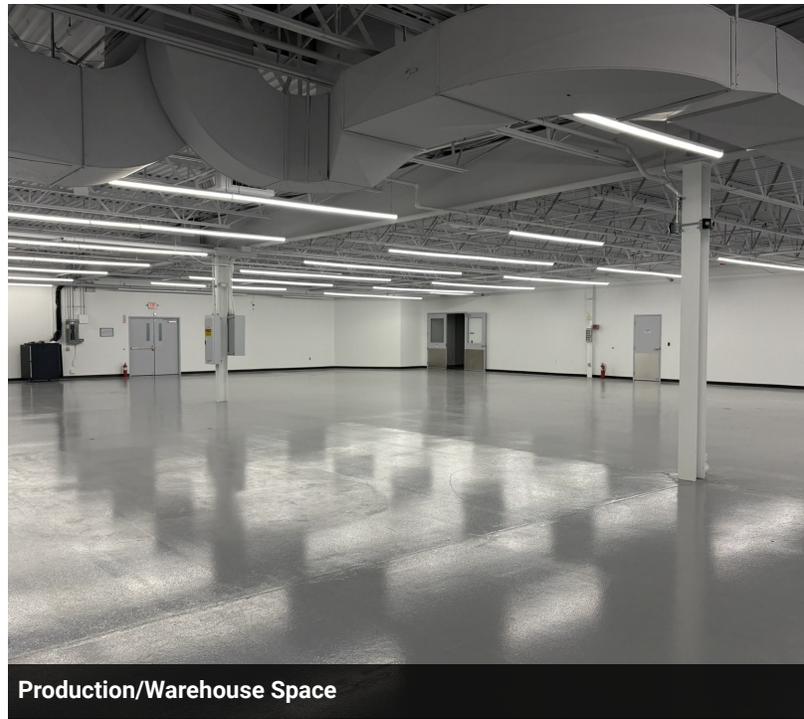
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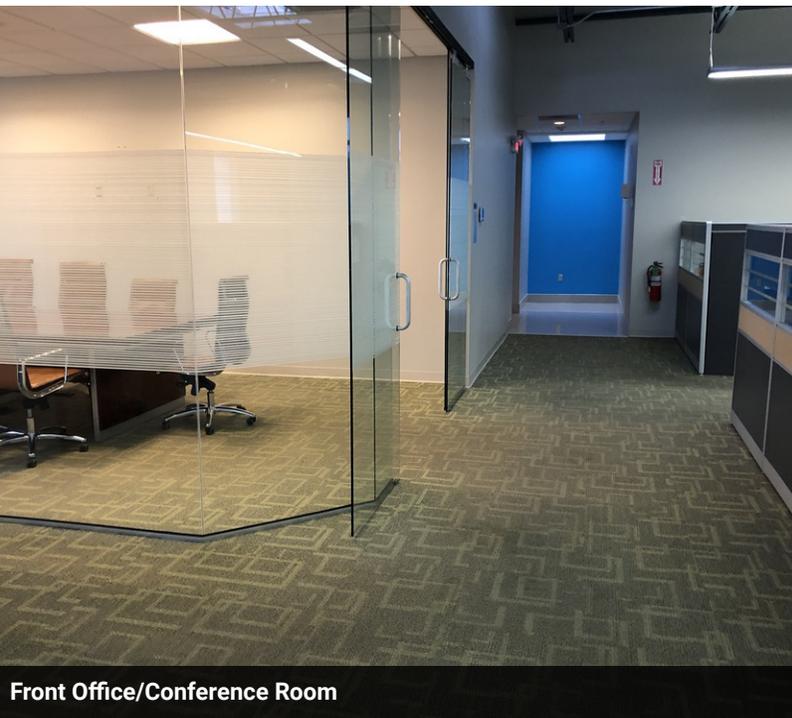
ADDITIONAL PHOTOS



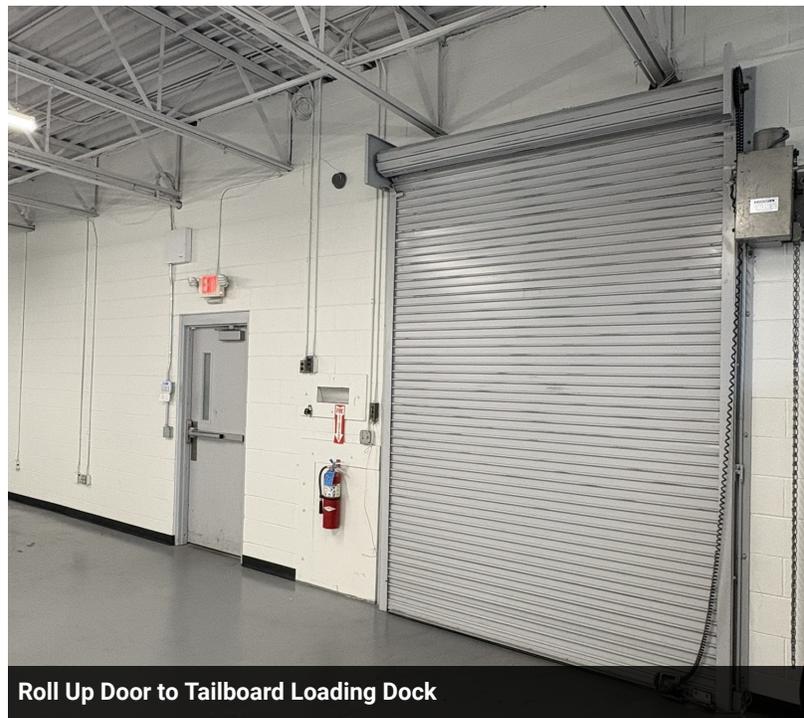
Front Office Space



Production/Warehouse Space



Front Office/Conference Room



Roll Up Door to Tailboard Loading Dock

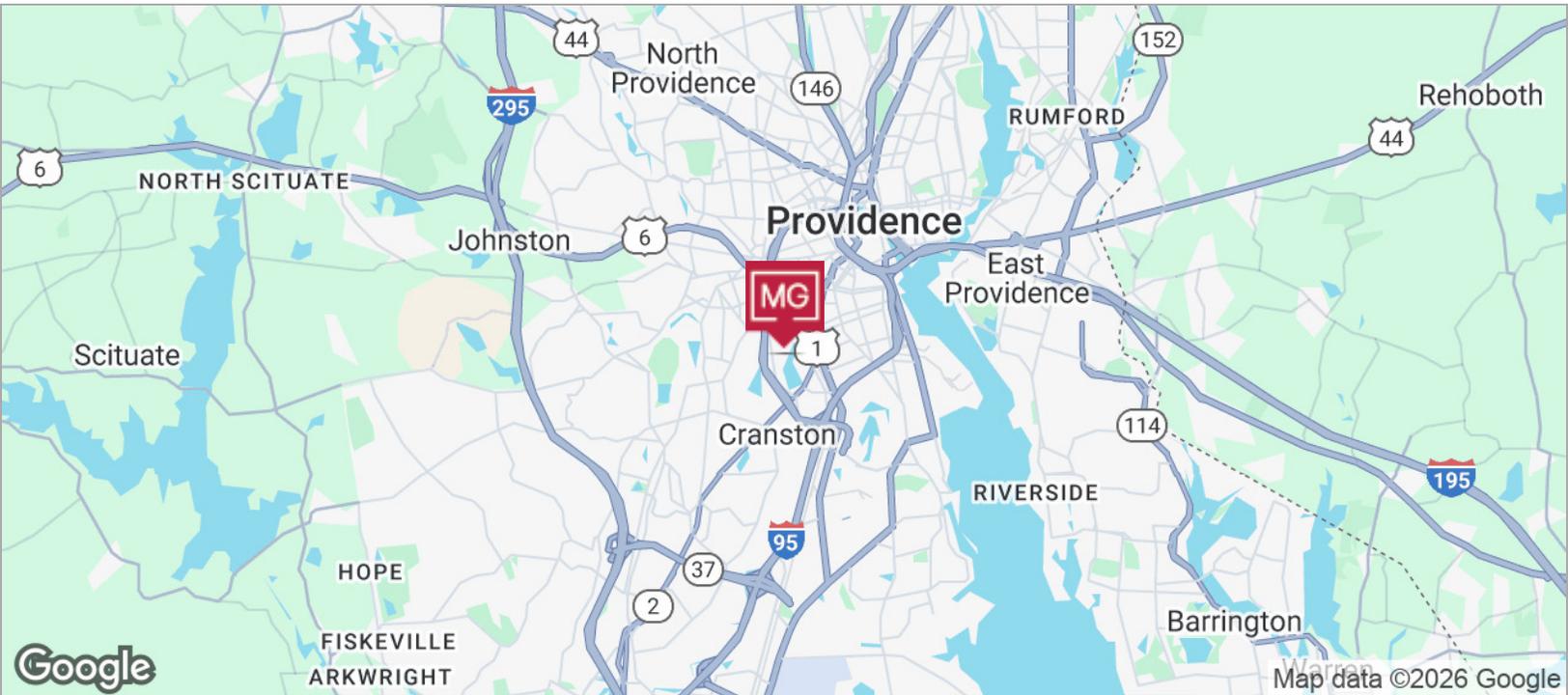
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LOCATION MAPS



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