

OFFICE & WAREHOUSE SPACE FOR LEASE



Commercial



40 ALBION ROAD

Lincoln, RI 02865

JULIE FRESHMAN, SIOR

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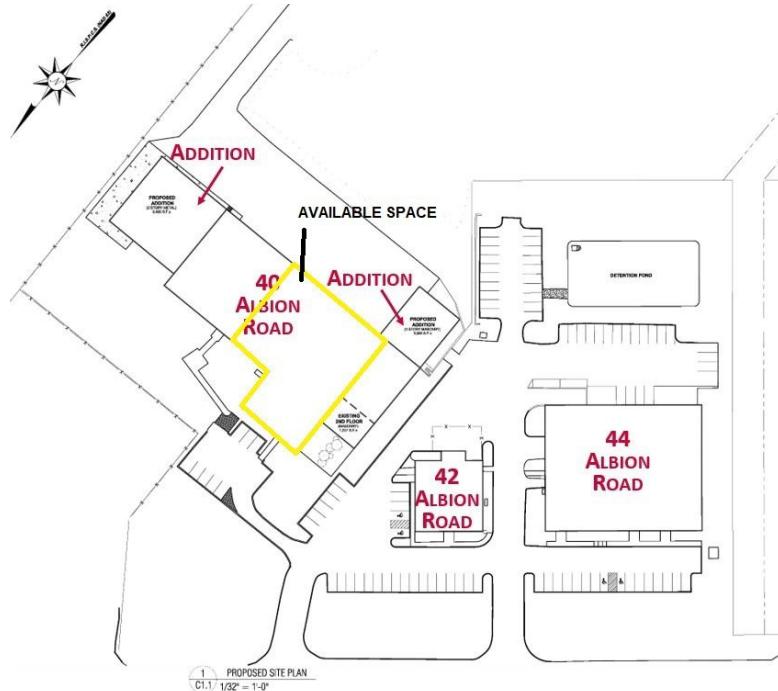
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MG COMMERCIAL

365 Eddy Street, Penthouse Suite
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 15,160 SF flex space (office & warehouse) has one grade-level door (expandable) and can be leased as one unit or separately as two units consisting of 4,560 SF and 10,600 SF. Each unit contains a combination of office and warehouse space. The 10,600 SF unit also contains lab/R&D space.

PROPERTY HIGHLIGHTS

- Immaculately Maintained Flex Campus
- Premier Northern RI Location
- Mix of Global, National and Regional Tenants - Join Mars Chocolates, Thyssen Krupp and other Excellent Tenants
- 4,560 SF - 15,160 SF Flex (Office & Lab/Warehouse) Space
- One (1) Grade Level Door (Expandable)

LOCATION DESCRIPTION

The 6.6 acre campus setting consists of 3 buildings (office and flex) totaling 54,000 SF. There is a mix of local, regional, national and international tenants. The campus is ideally located in northern Rhode Island at the confluence of Routes 295, 146 and 116, making it very convenient for tenants to access locally, and from many other regional areas, including Boston, Worcester, Hartford and New York. Additionally, the campus is directly across from the North Central State Airport, offering tenants and clients the option of flying to or from major cities in minutes and walking across the road to the campus.

OFFERING SUMMARY

Lease Rate:	\$11.50 - 13.75 SF/yr (NNN)
Available SF:	4,560 - 15,160 SF
Building Size:	27,240 SF

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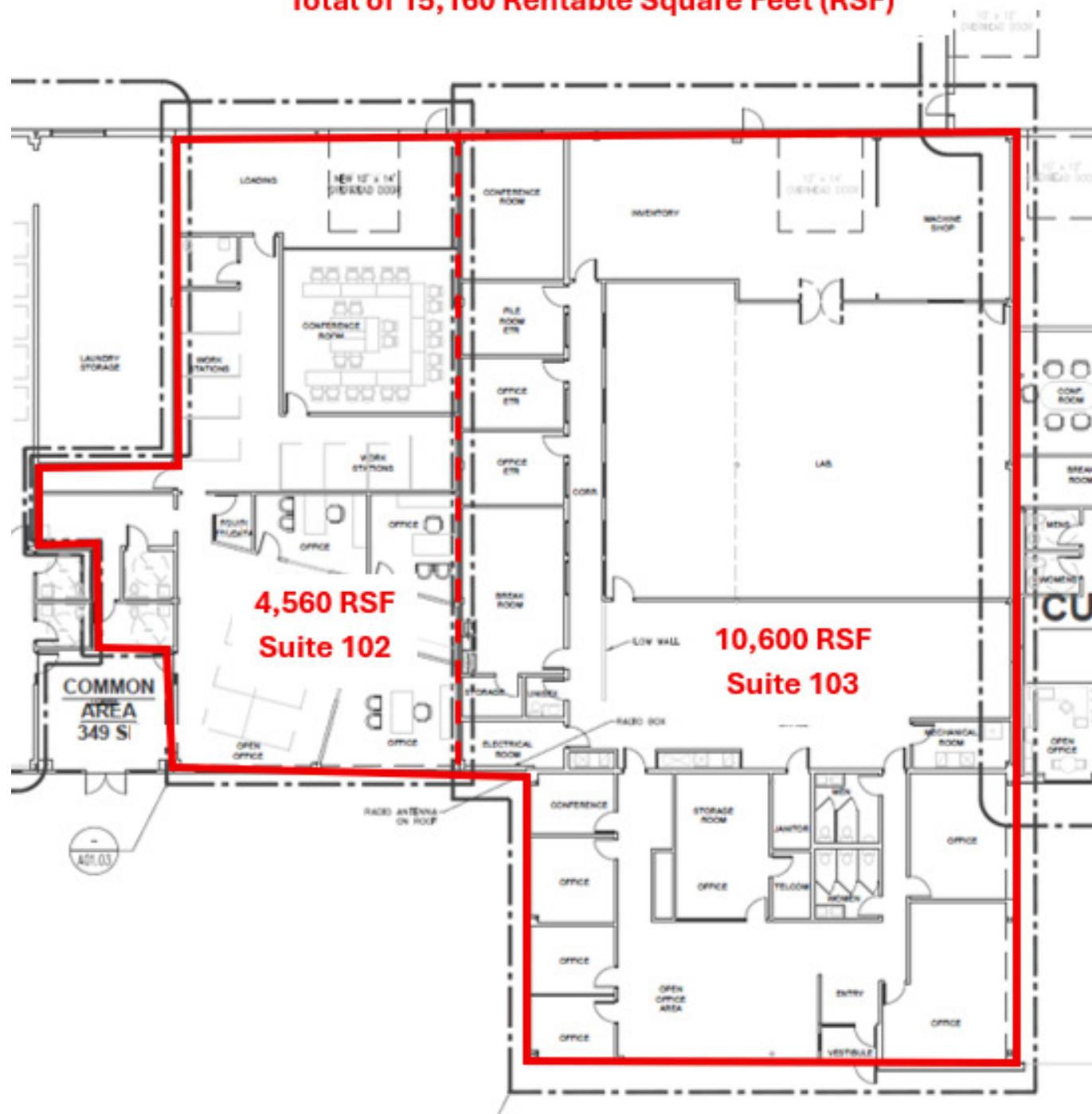
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FLOOR PLANS

Total of 15,160 Rentable Square Feet (RSF)



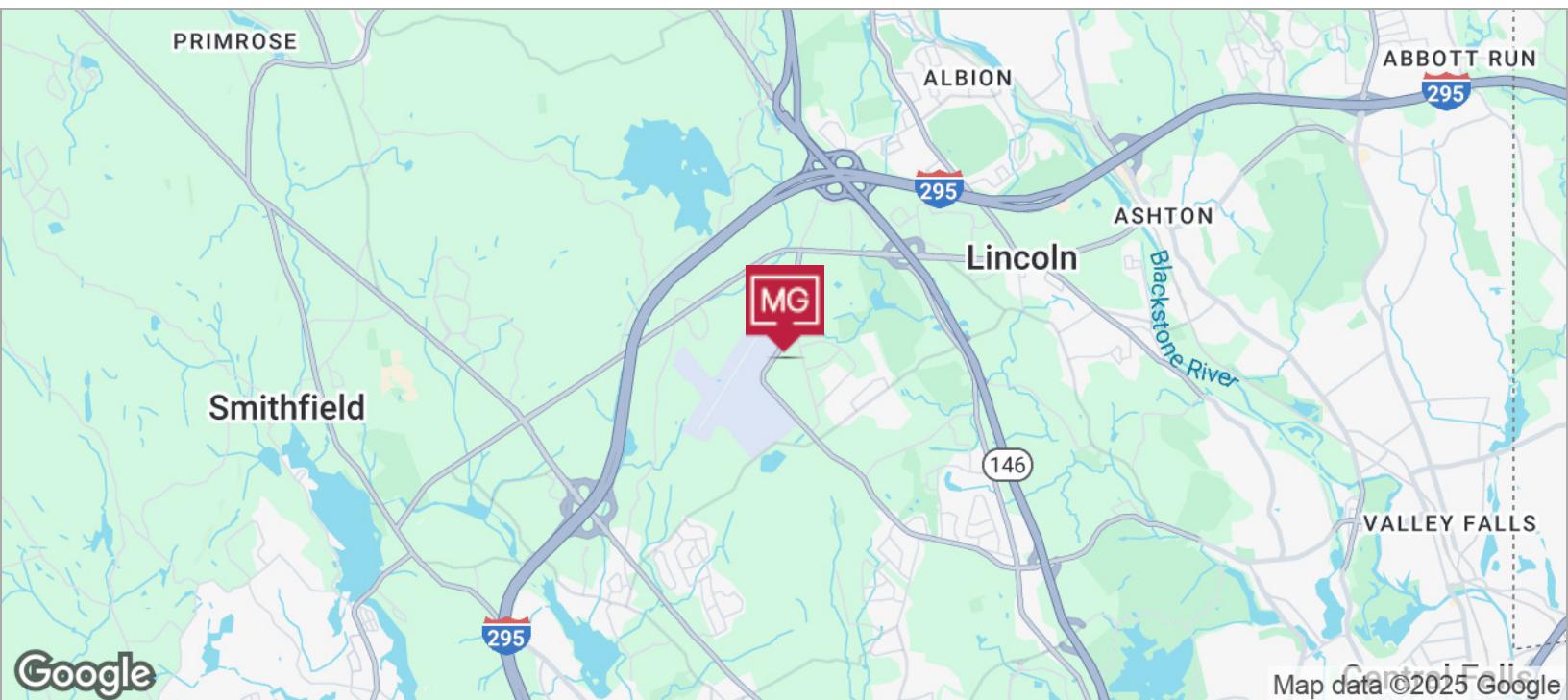
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LOCATION MAPS



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