

WAREHOUSE/DISTRIBUTION SPACE FOR LEASE



1159 - 1193 BROAD STREET

Central Falls, RI 02863

GEORGE PASKALIS, SIOR

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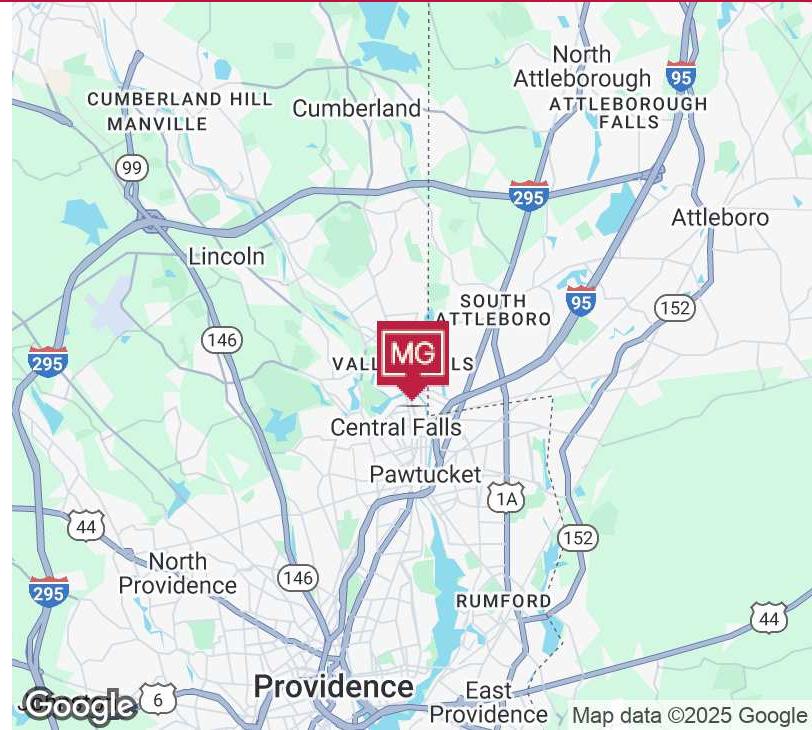
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

1159 - 1193 Broad Street contains a newly renovated 322,281 +/- SF industrial building situated on a total of 9.48 acres of land. A new TPO roof was installed in 2023, significant renovations were completed in 2022 and 2023, ceiling heights are up to 34' clear, there is rail access on site and there are multiple dock locations with the ability to add additional docks to suit.

OFFERING SUMMARY

Lease Rate:	\$6.00 - 7.00 SF/yr (NNN)
Available SF:	31,781 - 322,281 SF
Lot Size:	9.48 Acres
Building Size:	322,281 SF
	M-2 (Heavy Industrial)

LOCATION DESCRIPTION

1159 - 1193 Broad Street is located within Central Falls, Rhode Island, off of Broad Street (Route 114), with convenient access to I-95 and points north and south. With convenient access to Providence (7 miles) and Boston (45 miles), the property location provides a strategic advantage for logistics and distribution operations.

PROPERTY HIGHLIGHTS

- 18 Loading Dock Doors
- 1 Drive-In/Grade-Level Door
- Up to 34' Clear Ceiling Heights
- New TPA Roof 2023
- ESFR Sprinklers
- New LED Lights
- Heavy Power (RI Energy)
- Rail Service Available Onsite
- Ample On-Site Parking

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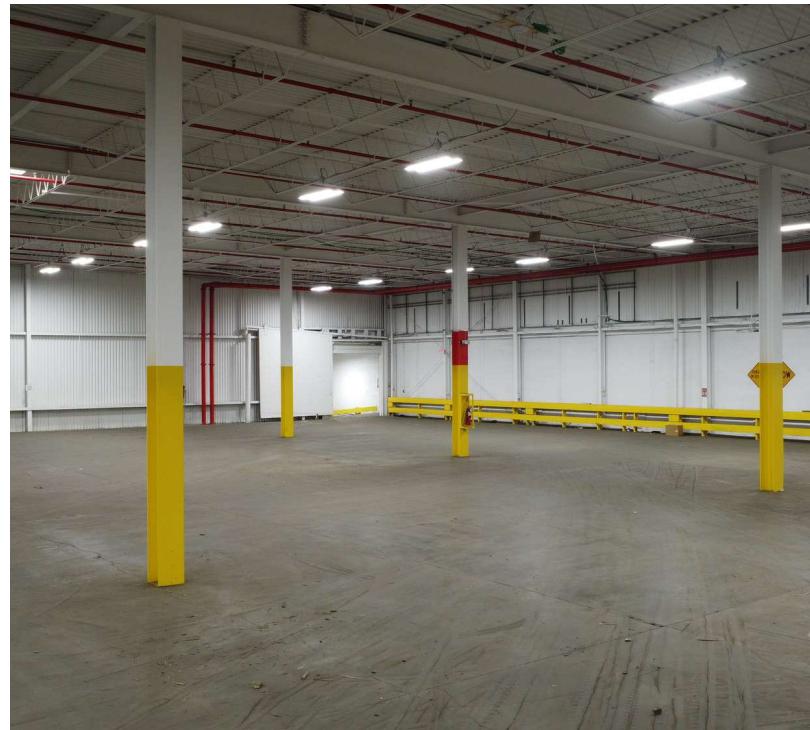
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BUILDING/SPACE SPECIFICATIONS

BUILDING/SPACE INFORMATION

Available Space:	322,281 SF	Year Built:	Renovated 2023
Minimum Divisible:	31,781 SF	Fire Suppression:	ESFR Sprinklers
No. of Floors:	2	Lighting:	New LED Lights
Loading Docks:	18	Floors:	Concrete
Grade Level/Drive In Doors:	1	Power:	Heavy
Clear Ceiling Heights:	Up to 34'	Parking:	300
Column Spacing:	Varies	Zoning:	M-2 (Heavy Industrial)
Roof:	New TPO Roof 2023	Rail Access:	Yes
Walls:	Metal, Brick, Masonry	OPEX Estimate:	\$0.82/SF



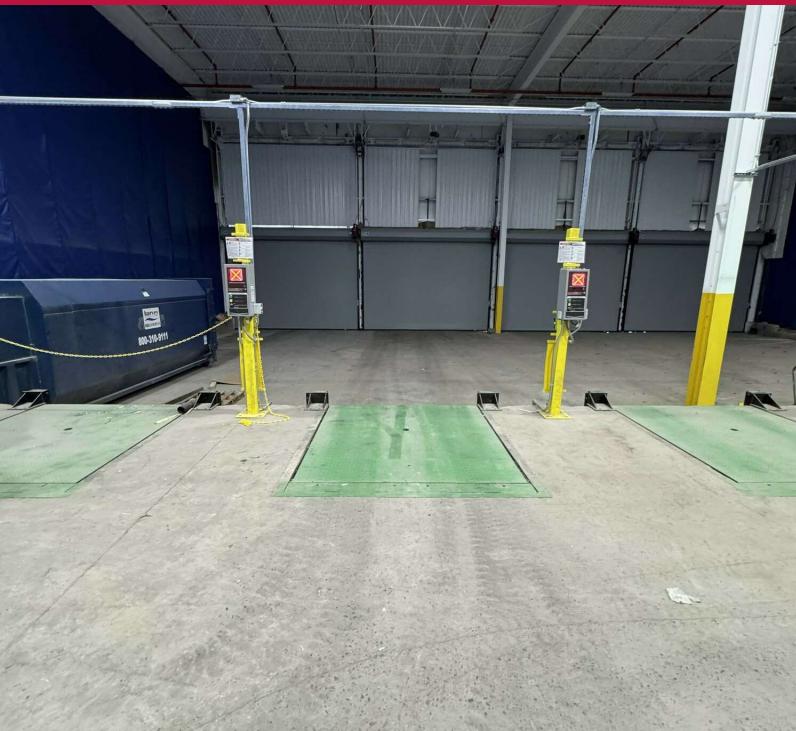
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ADDITIONAL PHOTOS



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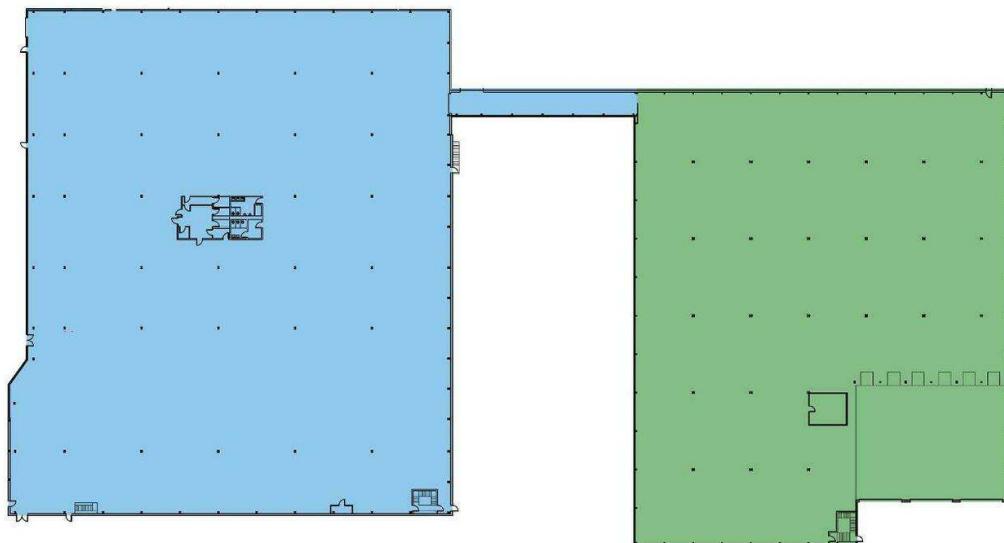
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FLOOR PLAN - UPPER LEVEL

BUILDING BREAKDOWN			
HATCH	CLEAR HEIGHT	COLUMN SPACE	SQUARE FEET
	22'-0"	32' X 40'	60,397 SQFT
	20'-2"	30' X 40'	44,800 SQFT
TOTAL	N/A	N/A	105,197 SQFT



 1 OVERALL FLOOR PLAN
SCALE: 1" = 25'

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SITE PLAN

SITE PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI

8 EXISTING DOCKS

6 EXISTING DOCKS



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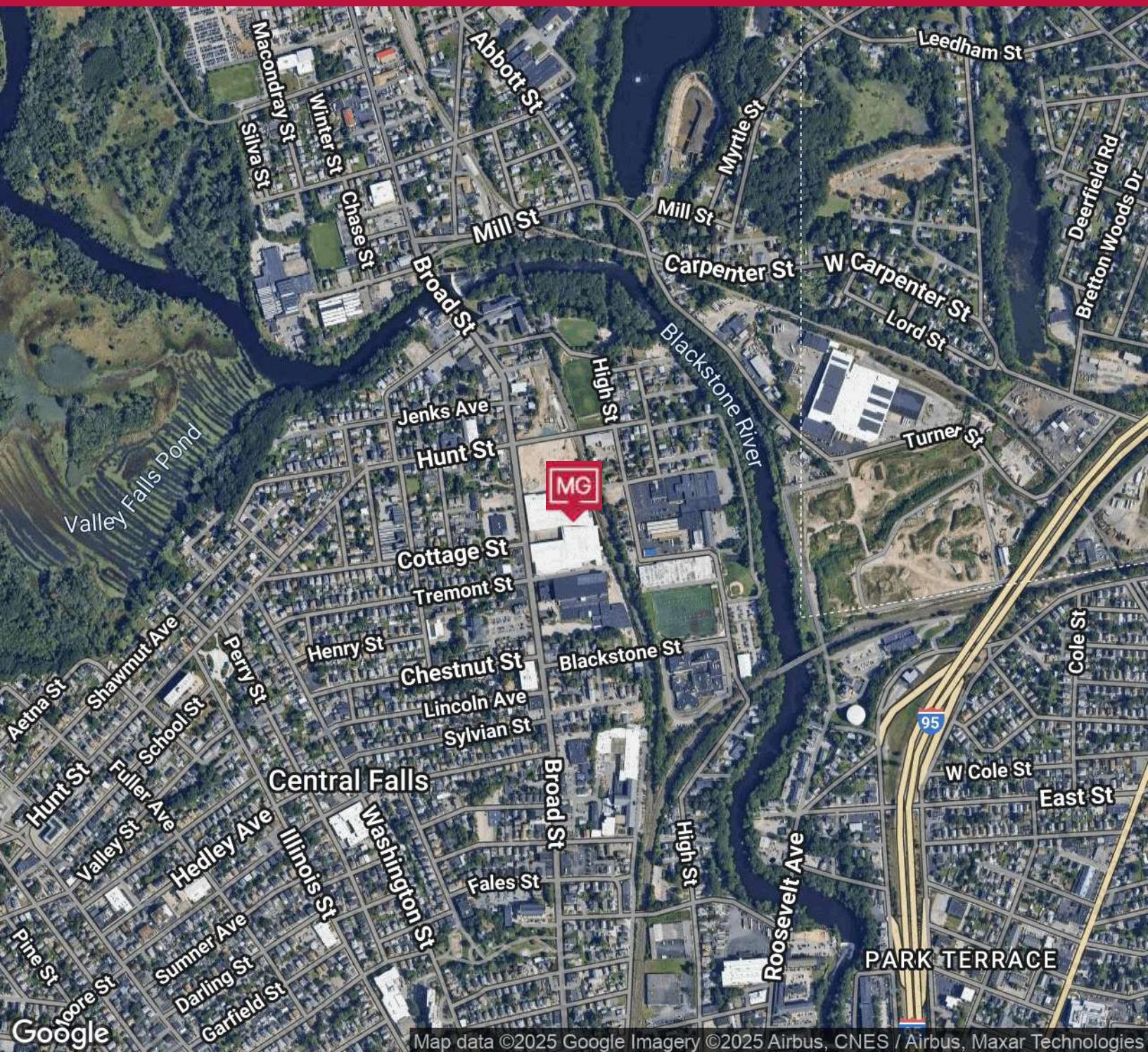
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LOCATION MAP



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