

WAREHOUSE/DISTRIBUTION SPACE FOR LEASE



1159 - 1193 BROAD STREET

Central Falls, RI 02863

GEORGE PASKALIS, SIOR

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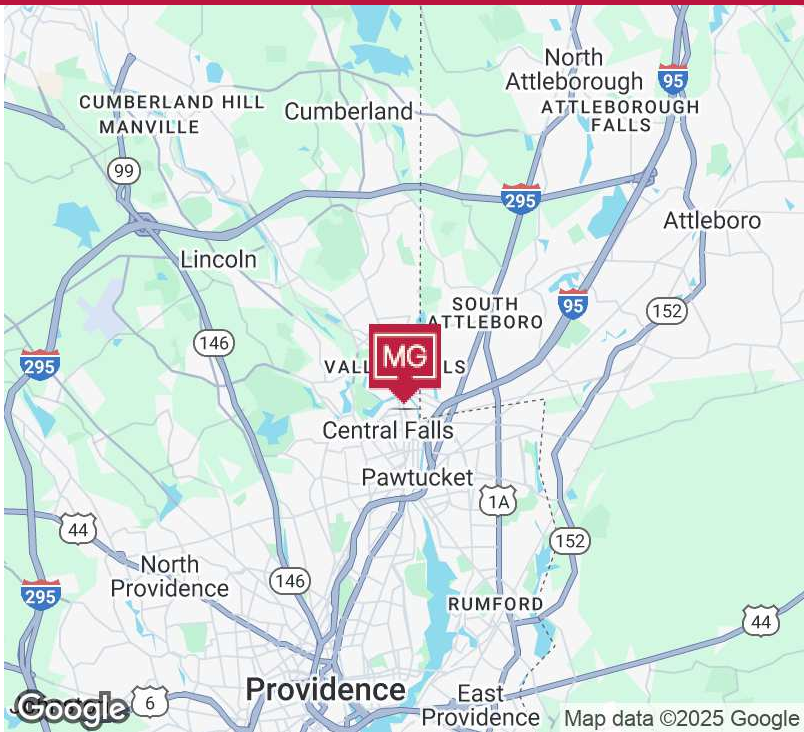
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PROPERTY SUMMARY



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.

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.

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)

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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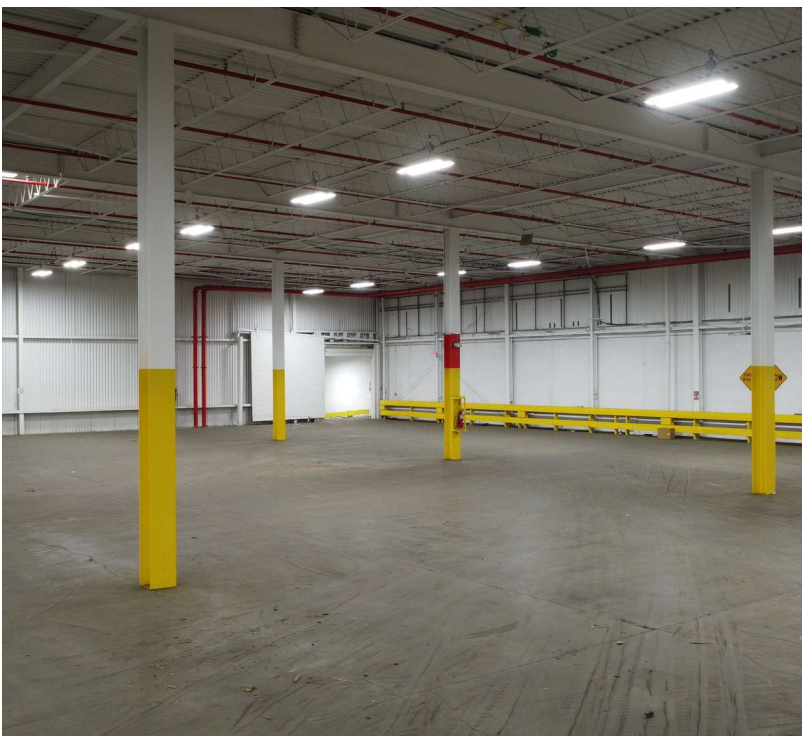


BUILDING/SPACE SPECIFICATIONS

BUILDING/SPACE INFORMATION

Available Space:	322,281 SF
Minimum Divisible:	31,781 SF
No. of Floors:	2
Loading Docks:	18
Grade Level/Drive In Doors:	1
Clear Ceiling Heights:	Up to 34'
Column Spacing:	Varies
Roof:	New TPO Roof 2023
Walls:	Metal, Brick, Masonry

Year Built:	Renovated 2023
Fire Suppression:	ESFR Sprinklers
Lighting:	New LED Lights
Floors:	Concrete
Power:	Heavy
Parking:	300
Zoning:	M-2 (Heavy Industrial)
Rail Access:	Yes
OPEX Estimate:	\$0.82/SF



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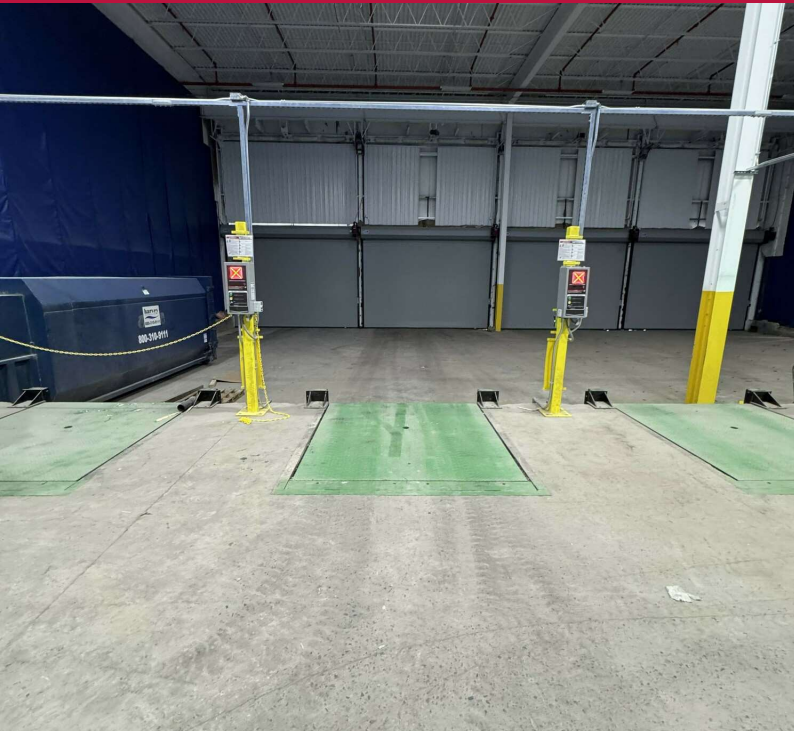
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ADDITIONAL PHOTOS



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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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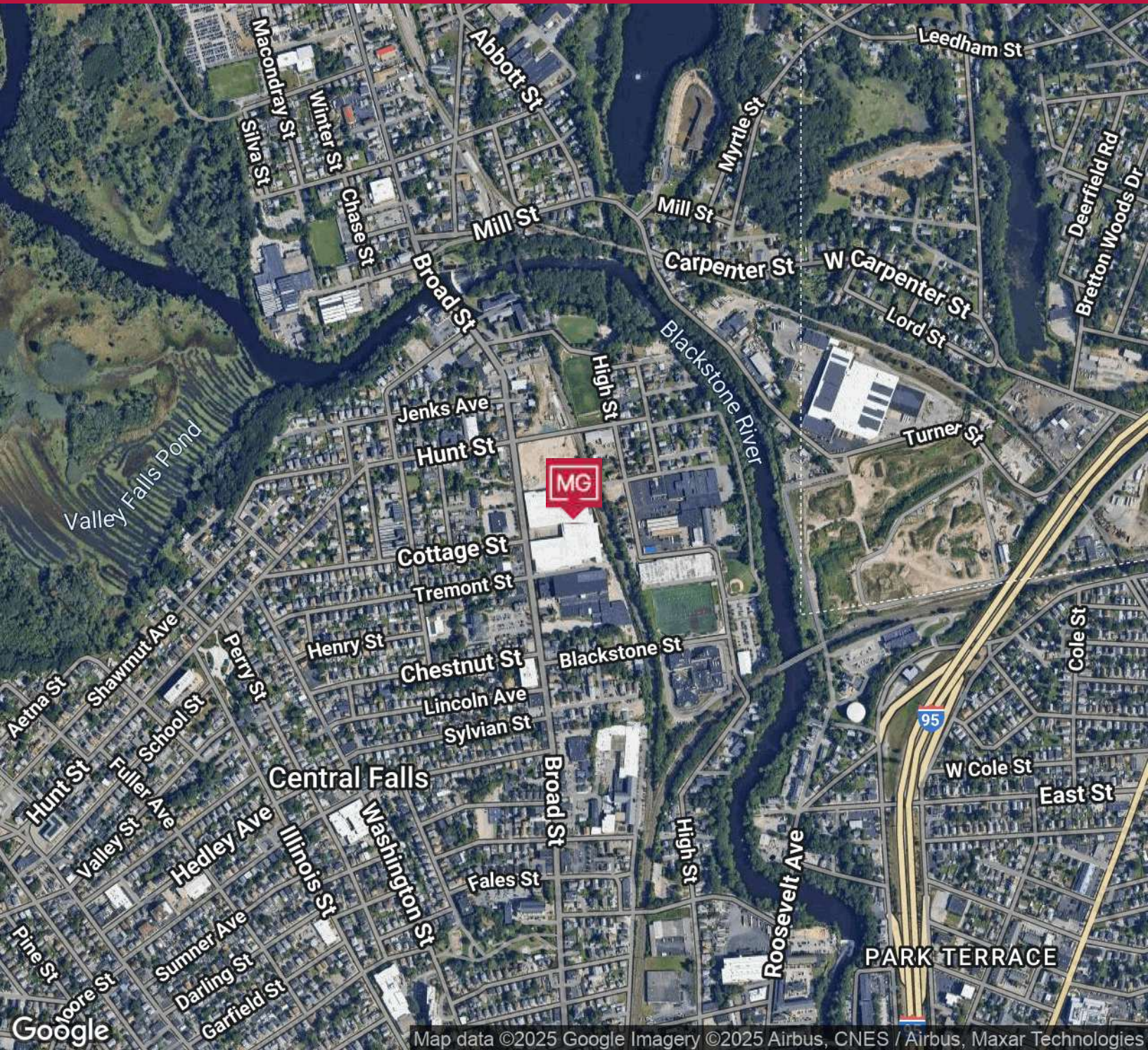


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LOCATION MAP



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