

# Industrial Unit

±7,800 SF Available

3350 Pawtucket Avenue  
East Providence, RI  
[www.cbre.com](http://www.cbre.com)

## Property Description

CBRE is please to offer for lease an industrial/flex unit at 3350 Pawtucket Avenue, East Providence, RI. The free-standing ±38,452 SF building was renovated in 2024, including new asphalt, building painting and a new roof. The building offers 8 total units. The property is ±2.83 acres, zoned I1 and is located 2.1 miles from interstate 195.

## Building Highlights

- + ±38,452 SF Cement block industrial building
- + ±7,800 SF; Dock & Double door
- + Immediate occupancy
- + 2.83 acres zoned I1
- + 16' ceilings
- + Loading dock & OHD
- + 240V, 800 AMP, 3 Phase power
- + Wet sprinkler system

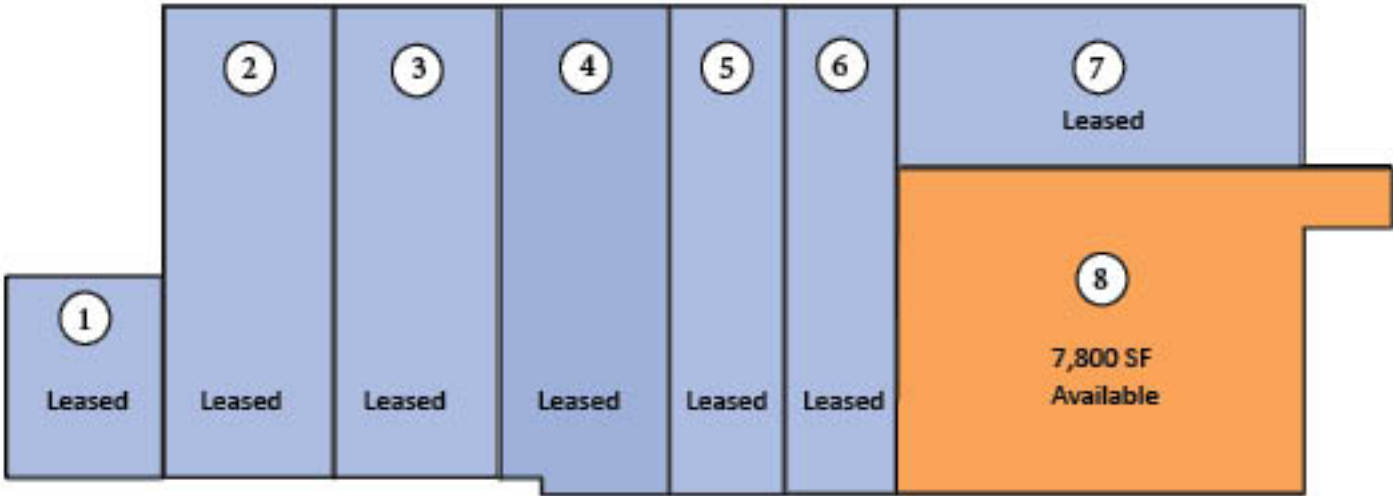


Property Specifications

|                 |                                      |
|-----------------|--------------------------------------|
| BUILDING SIZE   | ±38,452 SF                           |
| AVAILABLE SPACE | ±7,800 SF                            |
| LAND AREA       | 2.83 acres                           |
| STORIES         | One (1)                              |
| YEAR BUILT      | 1960, renovated 2023                 |
| CEILINGS        | 16'                                  |
| LOADING         | 4 Overhead doors and 3 loading docks |
| SPRINKLER       | Wet System                           |
| ELECTRIC        | 240V, 800 AMP, 3 Phase               |
| ZONING          | I1                                   |
| RENT/SF         | \$8.95/SF, NNN \$2.75/SF             |



Floor Plan



Contact Us

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