

WAREHOUSE SPACE FOR LEASE



# 47,981 SF HIGH BAY WAREHOUSE

4 Energy Way, West Warwick, RI 02893

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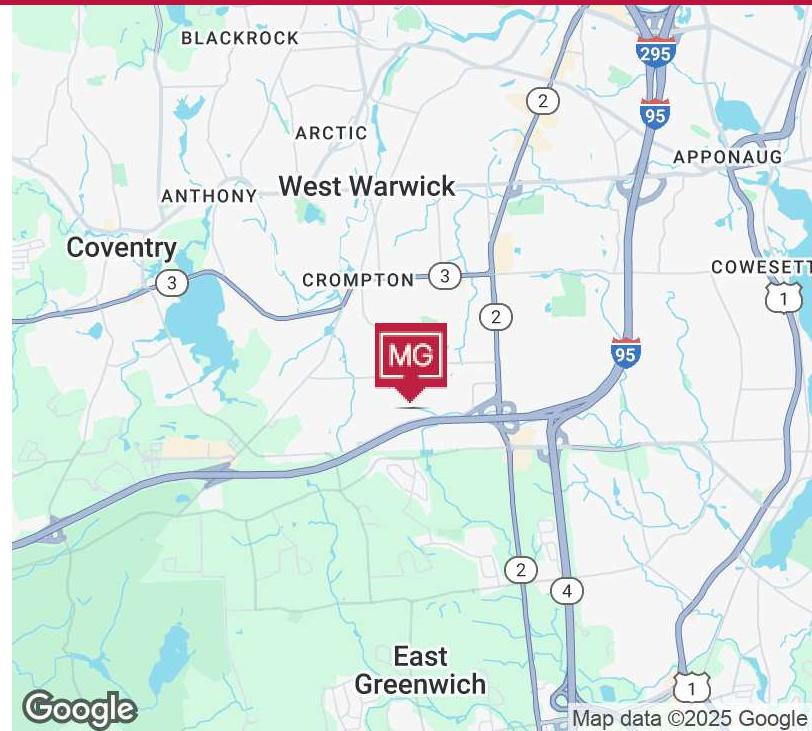
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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

The subject building consists of 82,000 square feet +/- of total space, including approximately 8,000 square feet of highly functional mezzanine space and is situated on approximately 7.5 acres of land. The building is subdivided into 4 units, each with its own separate meters. The subject space comes with ample truck circulation and offers multiple docks.

## PROPERTY HIGHLIGHTS

- 47,981 SF High Bay Warehouse Space
- 14 Loading Docks
- 29' Clear Ceiling Height
- Close to I-95 On/Off Ramps at Exit 24

## LOCATION DESCRIPTION

Well located in the West Warwick Business Park, with convenient truck access in and out of the park on James P Murphy Highway and easily accessible to I-95 at Exit 8. The industrial park is well established and includes two hotels immediately within the business park. T.F. Green Airport is 8.5 miles away and Downtown Providence is 30 minutes away.

## OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	47,981 SF
Lot Size:	7.8 Acres
Building Size:	82,000 SF +/-

# BUILDING/SPACE SPECIFICATIONS

## BUILDING/SPACE INFORMATION

Total Building Size:	82,000 SF +/-
Available Space:	47,981 SF
Warehouse:	42,012 SF
Mezzanine:	4,800 SF
1st Floor Office:	519 SF
2nd Floor Office:	650 SF
Land Area:	7.8 Acres
Construction:	Insulated Metal & Steel

Ceiling Height:	29' Clear
Column Spacing:	50' x 30'
Loading Docks:	14
Fire Safety System:	Dry Sprinkler System
Roof:	Rubber Membrane
Lighting:	Motion Sensors
Floor:	Concrete
Zoning:	BP (Business Park)



# FLOOR PLAN

## **4 Energy Way - Floor Plan - Liberty Moving Premises**

**TOTAL SF = 47,981  
CLEAR HEIGHT = 29'  
LOADING DOCKS = 14**

Warehouse Area (1) = 6,100 sf  
 Warehouse Area (2) = 12,649 sf  
 Warehouse Area (3) = 7,039 sf  
 Warehouse Area (4) = 16,224 sf  
**TOTAL Warehouse = 42,012 sf**

Mezzanine = 4,800 sf  
Office 1st Floor = 519 sf  
Office 2nd Floor = 650 sf

