



## 30,208 SF Industrial Space Price Upon Request

<b>PREMISES</b>	30,208 SF
<b>LAND</b>	1.4 acres (Plat 9, Lot 569)
<b>ZONING</b>	MO (Industrial)
<b>PARKING</b>	60 cars
<b>TIMING</b>	Immediate

## BUILDING FEATURES

- New LED Lighting
- New Entrance
- Freshly painted interior and exterior
- Printing addition and office area are fully air-conditioned; warehouse and original printing area have heat only
- Heat: One 275-gallon above ground oil tanks
  - 1½" gas line providing 750 CF
- Sprinklers: Wet system, except for office addition
- Utilities: Water/Sewer City of Pawtucket  
Electric/Gas National Grid
- Power: Two Panel 400 AMP, 240 Volt, 3 Phase  
600 AMP, 480 Volt, 3 Phase
- Loading: Two tailboard docks
- Ceiling Height: 14' - 20' Clear
- Construction: Block, structural steel & concrete

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