

# Industrial/flex Units

±6,200 & ±7,800 SF Available

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

## Property Description

CBRE is pleased to offer for lease industrial/flex units 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 and OHD
- + ±6,200 SF; 10'X12' Dock OHD
- + Immediate occupancy
- + 2.83 acres zoned I1
- + 16' ceilings
- + Loading dock & OHD
- + 240V, 800 AMP, 3 Phase power
- + Wet sprinkler system



# Industrial Unit

3350 Pawtucket Avenue | East Providence, RI

For Lease

## Property Specifications

Building Size	
BUILDING SIZE	±38,452 SF
AVAILABLE SPACE	±6,200SF & ±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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