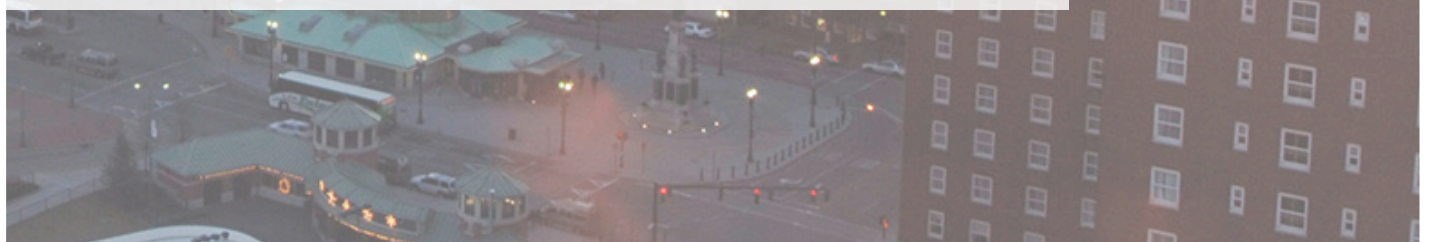


sweeney
REAL ESTATE & APPRAISAL

INDUSTRIAL FOR LEASE

31 WILCLAR STREET WARWICK - RHODE ISLAND



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DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	7,494	\$97,591
3 Miles	57,009	\$97,237
5 Miles	153,125	\$99,987

AMENITIES MAP



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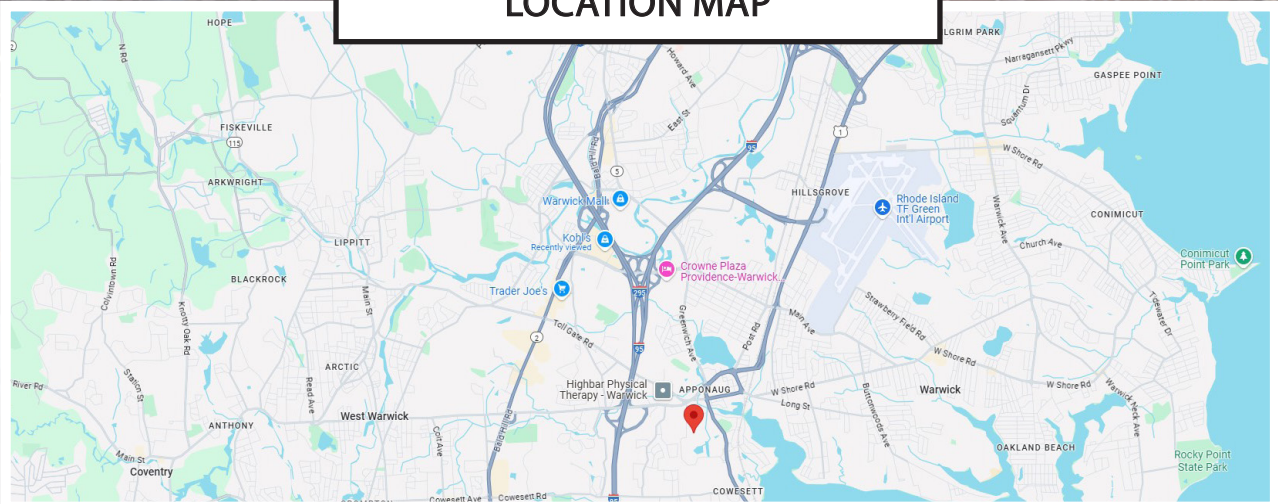
31 WILCLAR STREET WARWICK - RHODE ISLAND

Rental Rate: \$10/SF
Lease Type: NNN

PROPERTY DETAILS

- 10,450± SF Building
- Three Distinct Sections
- 6,000± SF; 1,700± SF;
1,700± SF
- Clear Span Space
- Private Restrooms
- 400-800 AMP Service
- 3 Phase Electric
- Three (3) 10x10 Overhead
Doors
- 14 FT Ceilings
- Zoned Industrial (LI)
- Recently Updated Roof

LOCATION MAP



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