

Standalone Warehouse Opportunity

Located in Highland Business Park

100 Maple Ridge Drive
Cumberland, Rhode Island

±100,000 – 150,351 SF Available



Property Description

CBRE is pleased to present the availability of a ±150,351 SF standalone industrial opportunity, located in Highland Business Park, at 100 Maple Ridge Drive in Cumberland, Rhode Island. The versatile warehouse facility is conveniently located 1 mile from the Massachusetts and Rhode Island border, 4 miles from I-295, and 6 miles from I-495.

100 Maple Ridge Drive provides excellent highway access to Greater Boston, Providence, Worcester, and Hartford areas. Corporate neighbors include CVS, Colony Hardware, Hart Engineering, Stericycle, Cintas, Neurotech, Ace Endico, Hanna Instruments, and many more.

Warehouse

100 Maple Ridge Drive | Cumberland, Rhode Island

Building Specifications

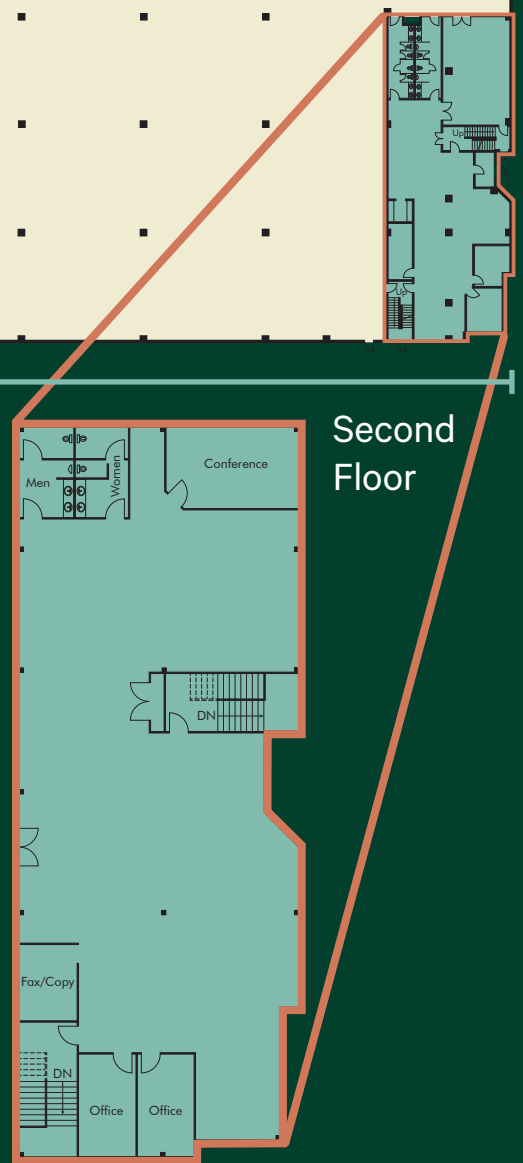
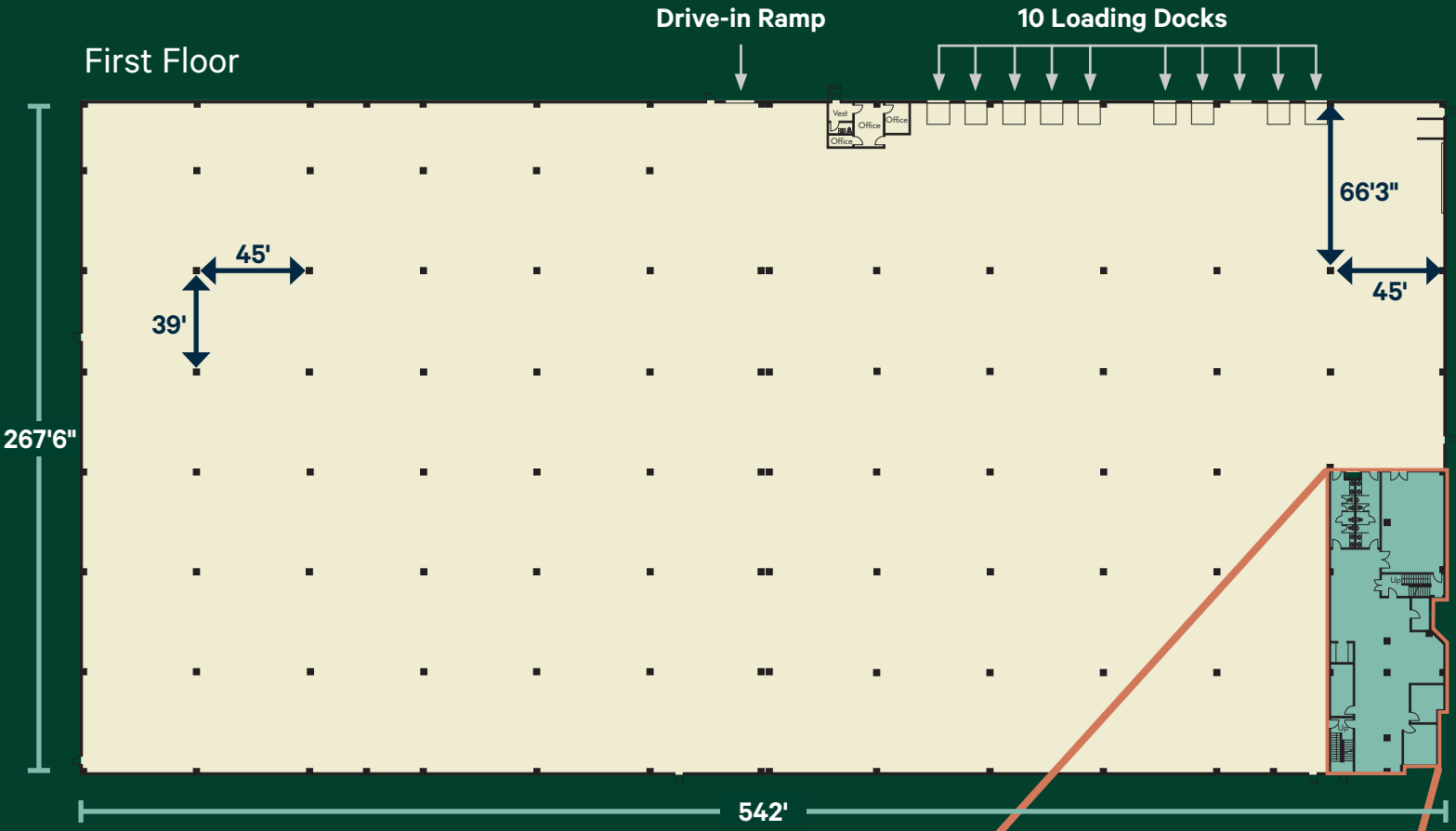
+ Total Building	±150,351 SF	+ Year Built	2001
+ Available SF	±100,000 – 150,351 SF	+ Parking	±0.53/1,000 SF (80 auto spaces)
	– Warehouse: ±139,619 SF	+ Roof	Rubber EPDM (2020)
	– Office: ±10,732 SF (two story)	+ Zoning	Industrial
+ Land	±14.50 acres	+ Lighting	LED
+ Clear Height	22'3" - 23'2"	+ Power	2,000 amps, 277/480 volts, 3-phase
+ Column Spacing	39' x 45'	+ Heating	Gas-fired radiant heat and rooftop units
+ Building Dimensions	267'6" x 542'	+ Utilities	
+ Loading Docks	Ten (10) tailboard loading docks One (1) drive-in ramp	– Gas: Rhode Island Energy	
+ Sprinklers	Wet system	– Electric: Rhode Island Energy	
		– Water/Sewer: Town of Cumberland	

Site Plan



Floor Plans

Warehouse: ±139,619 SF **Office:** ±10,732 SF (two story)



4 MILES FROM I-295



2,000 AMPS OF POWER



ABILITY TO EXPAND



10 LOADING DOCKS

