



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.

Building Specifications

+ Total Building ±150,351 SF

+ **Available SF** ±100,000 – 150,351 SF

- Warehouse: ±139,619 SF

- Office: ±10,732 SF (two story)

+ Land ±14.50 acres

+ Clear Height 22'3" - 23'2"

+ Column Spacing 39' x 45'

+ Building Dimensions 267'6" x 542'

+ Loading Docks Ten (10) tailboard loading docks

One (1) drive-in ramp

+ Sprinklers Wet system

+ Year Built 2001

+ **Parking** ±0.53/1,000 SF (80 auto spaces)

+ Roof Rubber EPDM (2020)

+ Zoning Industrial

+ Lighting LED

+ **Power** 2,000 amps, 277/480 volts, 3-phase

+ Heating Gas-fired radiant heat and rooftop units

+ Utilities

- Gas: Rhode Island Energy

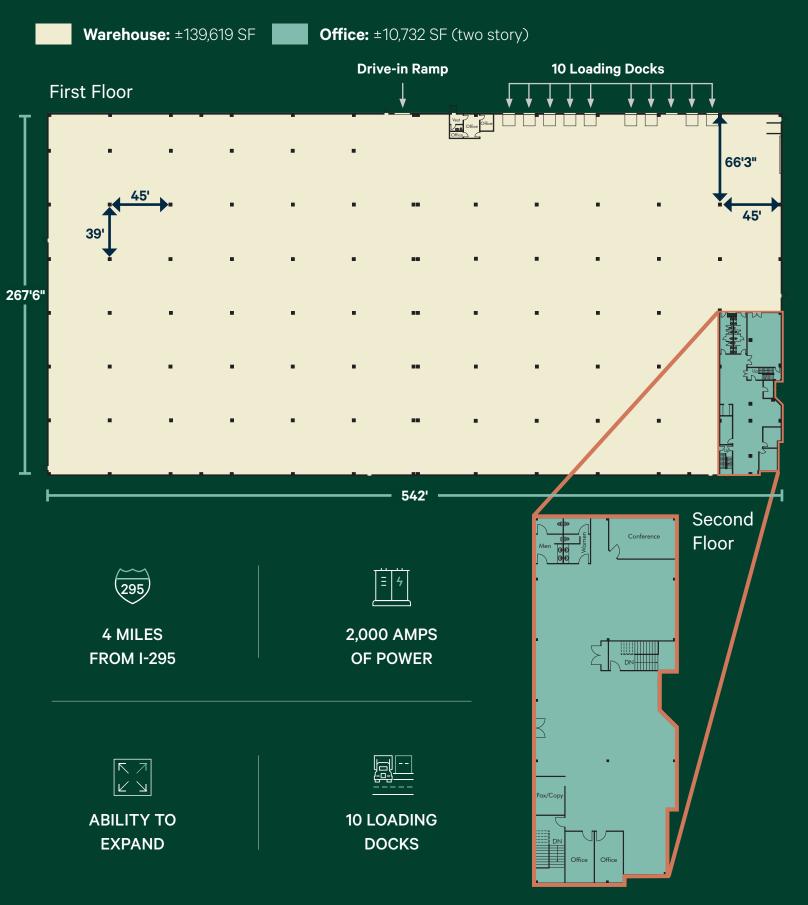
- Electric: Rhode Island Energy

- Water/Sewer: Town of Cumberland

Site Plan



Floor Plans





Contact Us

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