

DEVELOPMENT SITE AVAILABLE



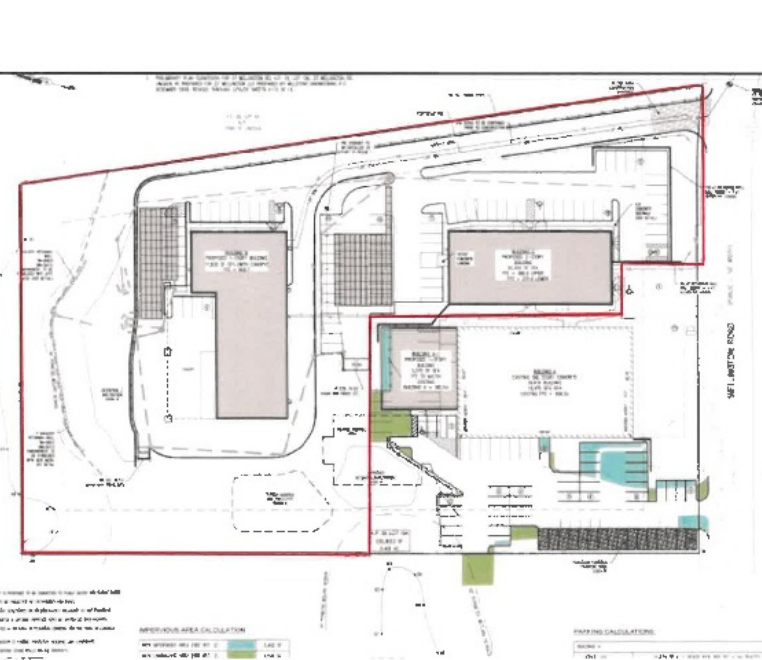
NORTH CENTRAL BUSINESS PARK

27 Wellington Road - Lincoln, RI 02865

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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

The North Central Business Park is located at the North Central Airport in Lincoln, Rhode Island, off of Route 116 (the main business corridor in northern Rhode Island). I-295 and Route 146 are in close proximity to the park. All amenities are nearby, including banking, food, shopping, services, etc. Boston is 35 miles north and Providence 12 miles south.

PROPERTY DESCRIPTION

MG Commercial is pleased to bring to market this industrial/flex development opportunity in Lincoln, RI. The subject property is approximately 3.8 acres and can support new construction ranging from 10,000 - 60,000 SF. Site is permitted with all utilities and is available for sale, lease, and build-to-suit.

PROPERTY HIGHLIGHTS

- Rare opportunity for delivery of new flex/industrial, warehouse space in the northern RI market
- Site is permitted, with all utilities on-site ready for development
- Current owner can provide turn-key building delivery
- Site supports 10,000 - 60,000 SF of industrial/flex, warehouse development

OFFERING SUMMARY

Sale/Lease Price:	Subject To Offer
Lot Size:	3.8 Acres
Zoning:	MG05
Potential Development:	10,000' - 60,000'

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27 WELLINGTON ROAD | Lincoln, RI 02865

DEVELOPMENT SITE AVAILABLE FOR SALE

SITE PHOTOS



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AREA MAP



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