

INDUSTRIAL/FLEX SPACE FOR LEASE

MG Commercial



162 O'CONNELL STREET

Providence, RI 02903

JULIE FRESHMAN, SIOR

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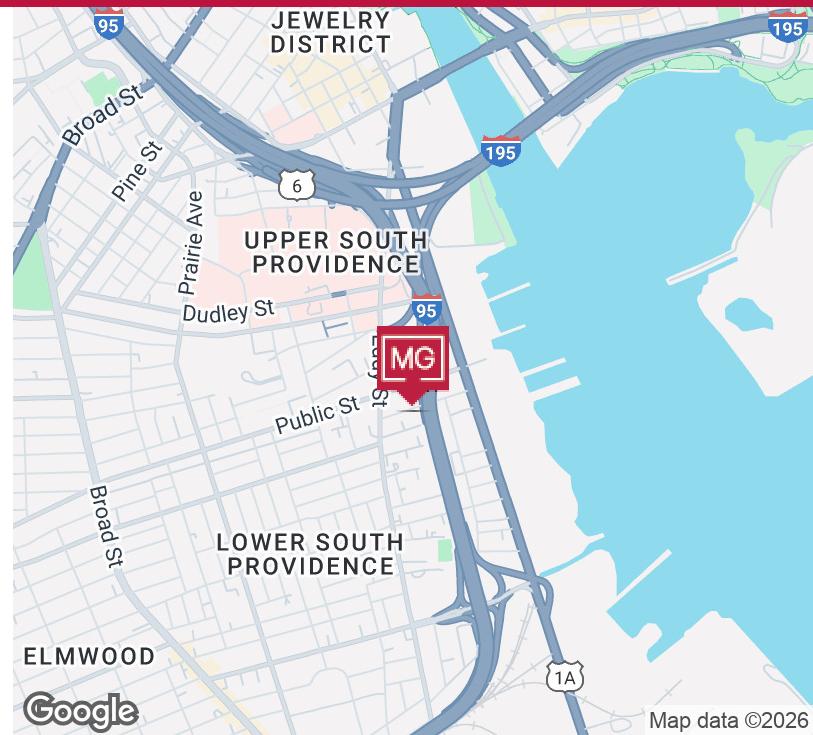
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365 Eddy Street, Penthouse Suite
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,000 SF +/- of warehouse space is available for lease at 162 O'Connell Street, which is situated on 0.39 acres of land. The space contains an overhead door (18' wide by 14' high), 16.5' clear ceiling heights, 3 Phase/400 Amps/208 Volts of power, and can be used for a variety of uses given the mixed-use zoning.

LOCATION DESCRIPTION

162 O'Connell Street is located adjacent to I-95 and just east of the intersection of Eddy Street and O'Connell Street in Providence, Rhode Island. The property offers easy access to I-95 and I-195, as well as an excellent location for rooftop signage that can be seen by vehicles traveling both north and south on I-95.

PROPERTY HIGHLIGHTS

- Available SF: 6,000 SF
- Acreage: 0.39 Acres
- Loading: Grade Level Door (18'W x by 14'H)
- Ceiling Heights: 16.5' Clear
- Power: 3 Phase/400 Amps/208 Volts
- Signage: Rooftop Signage Opportunity
- Traffic Count: 160K VPD on I-95 (Source: RIDOT)

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	0.39 Acres
Building Size:	11,514 SF
Zoning:	M-MU-75 (Mixed-Use Industrial)

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