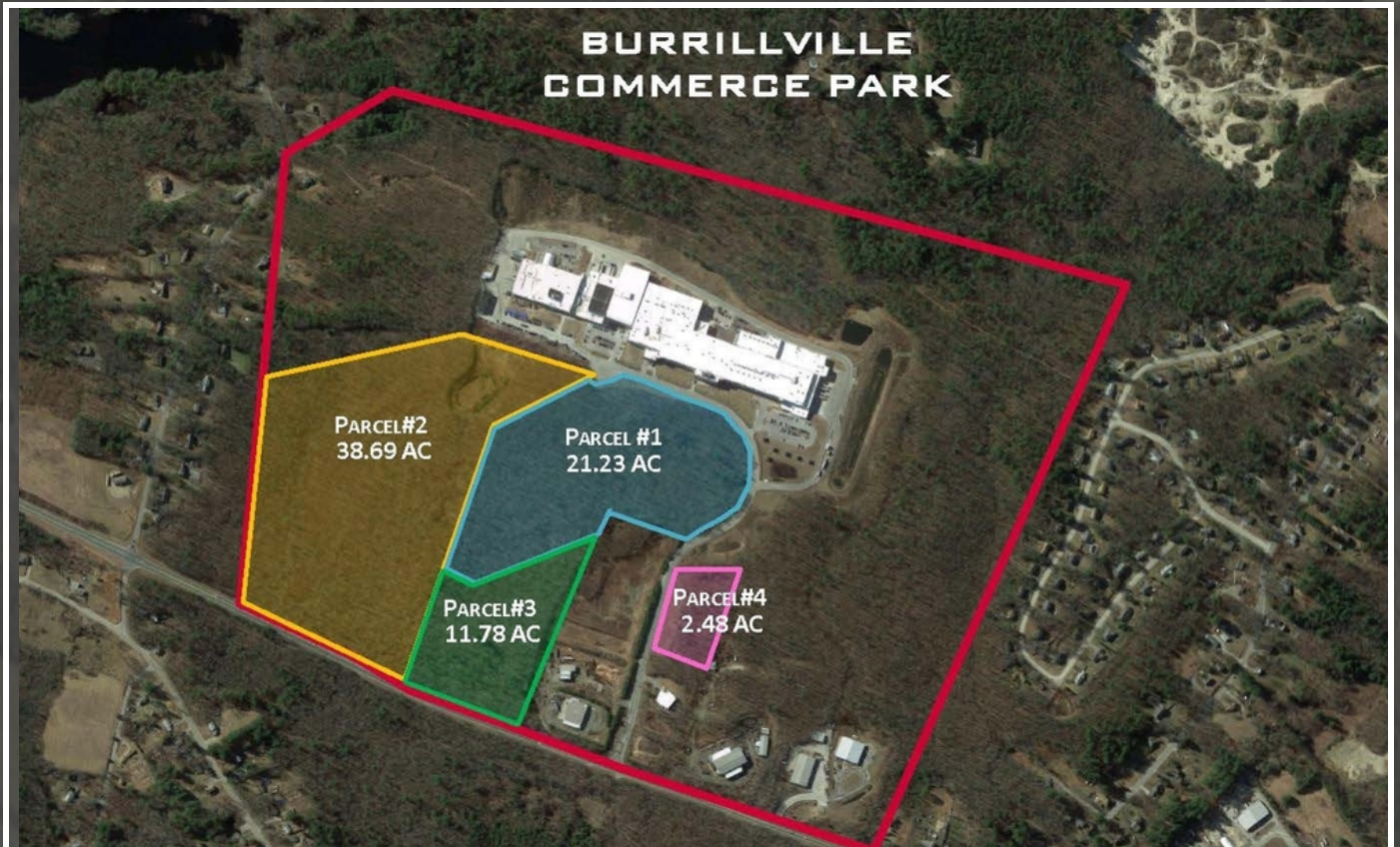


LAND FOR SALE



BURRILLVILLE COMMERCE PARK

Burrillville, RI 02839

JULIE FRESHMAN

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MICHAEL GIUTTARI, SIOR

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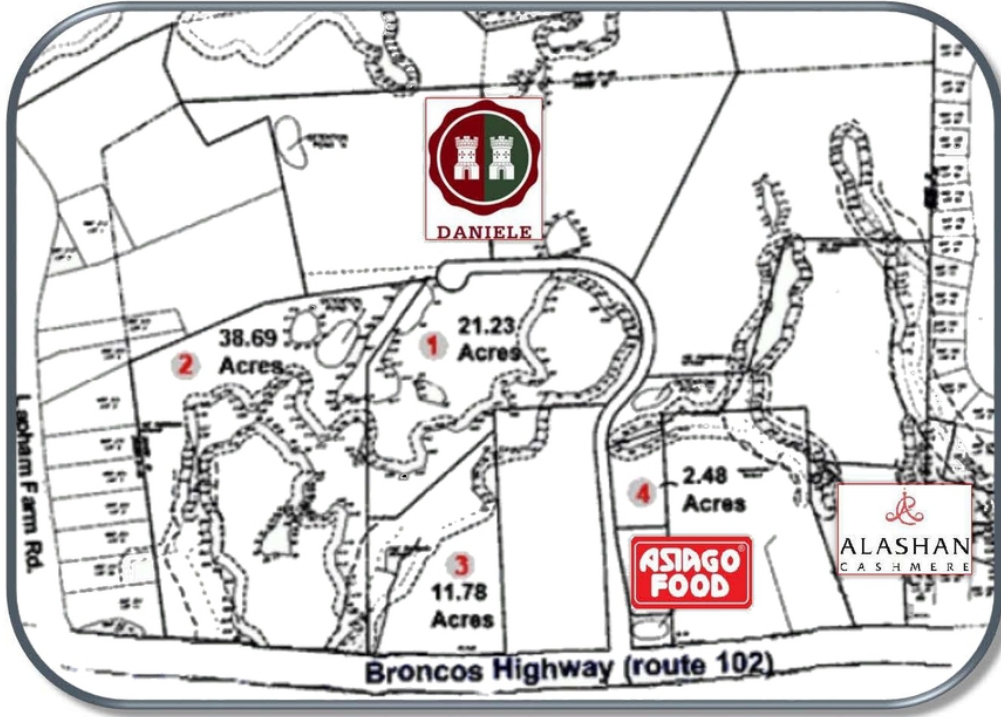
GEORGE PASKALIS, SIOR

Executive Vice President
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MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The land for sale consists of four parcels (Parcels 1 through 4), totaling 74 +/- acres and ranging in size from approximately 2 to 40 acres. Utilities (public water, sewer, gas, electric, cable, streets, and drainage) are in place. The land is permitted for manufacturing, distribution and warehouse uses.

PROPERTY HIGHLIGHTS

- Municipal water and sewer, with electric and gas provided by National Grid
- Topographical and wetland flagging data in CAD format available upon request
- No-cost/low-cost conceptual site planning services available to qualified companies
- Town of Burrillville receptive to offering tax stabilization agreements to qualified companies

LOCATION DESCRIPTION

The Burrillville Commerce Park is located off of Route 102 (Broncos Highway) with good access to northern Rhode Island, south-central Massachusetts and northeastern Connecticut. Two food manufacturing, distribution and warehouse facilities and a cashmere distribution and warehouse facility have been built on approximately 70 acres of the Burrillville Commerce Park.

OFFERING SUMMARY

Sale Price:	\$180,000- \$810,000
Lot Size:	2.48 Acres - 38.69 Acres
Zoning:	General Industrial

LOTS AVAILABLE	ACRES	MAX BLDG SIZE	SALE PRICE
Lot 1	21.23	78,400 SF	\$705,600
Lot 2	38.69	75,450 SF	\$679,050
Lot 3	11.78	90,000 SF	\$810,000
Lot 4	2.48	20,000 SF	\$180,000

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