

FOR SALE OR LEASE

11,140 SQUARE FOOT INDUSTRIAL BUILDING

62 SAWYER DRIVE | COVENTRY, RI 02816



PROPERTY DESCRIPTION

Sentry Commercial is please to present 62 Sawyer Drive, Coventry RI for sale or lease. This 11,140 square foot industrial facility on 0.68 acres offers a highly functional layout suited for warehouse, distribution, or light manufacturing use. The property features a 2,200 SF high-clear addition, strong loading capabilities, and efficient site circulation.

PROPERTY HIGHLIGHTS

- ± 11,140 SF industrial facility on 0.68 acres
- Functional, flexible floor plan
- 2,200 SF high-bay warehouse addition
- Positioned off Route 117, approx. 4.4 miles from I-95
- Ideal for warehouse/distribution use

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lease Rate	\$10.00 NNN
Lot Size:	0.68 Acres
Building Size:	11,140 SF

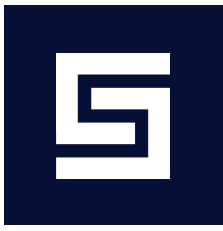
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	252	1,635
Total Population	160	596	3,964
Average HH Income	\$118,456	\$115,579	\$124,281

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BUILDING SPECIFICATIONS

Building Size	11,140 SF
Office Space	1,500 SF
Mezzanine	1,500 SF
Warehouse	8,140 SF
Ceiling Height	12.5' / 19'
Docks	1 @ 12' x 12'
Drives	2 @ 10' x 10'
Drives	1 @ 12' x 12'
Year Built	1975, Addition Built 2016

MECHANICAL/UTILITIES

Power	200A, 208/120V, 3 Phase
Heat	Oil
Air Conditioning	Yes
Lighting	LED
Water/Sewer Company	City Water/Septic
Electric Company	Rhode Island Energy

LAND

Lot Size	0.68 Acres
Parking	1,111,000 SF
Zoning	I1

TAXES

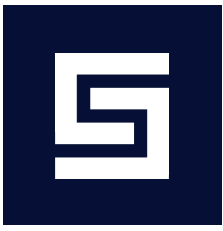
Tax PSF	\$1.99 SF
Year Assessed	2023
Mill Rate	22.26
Assessment	\$450,400

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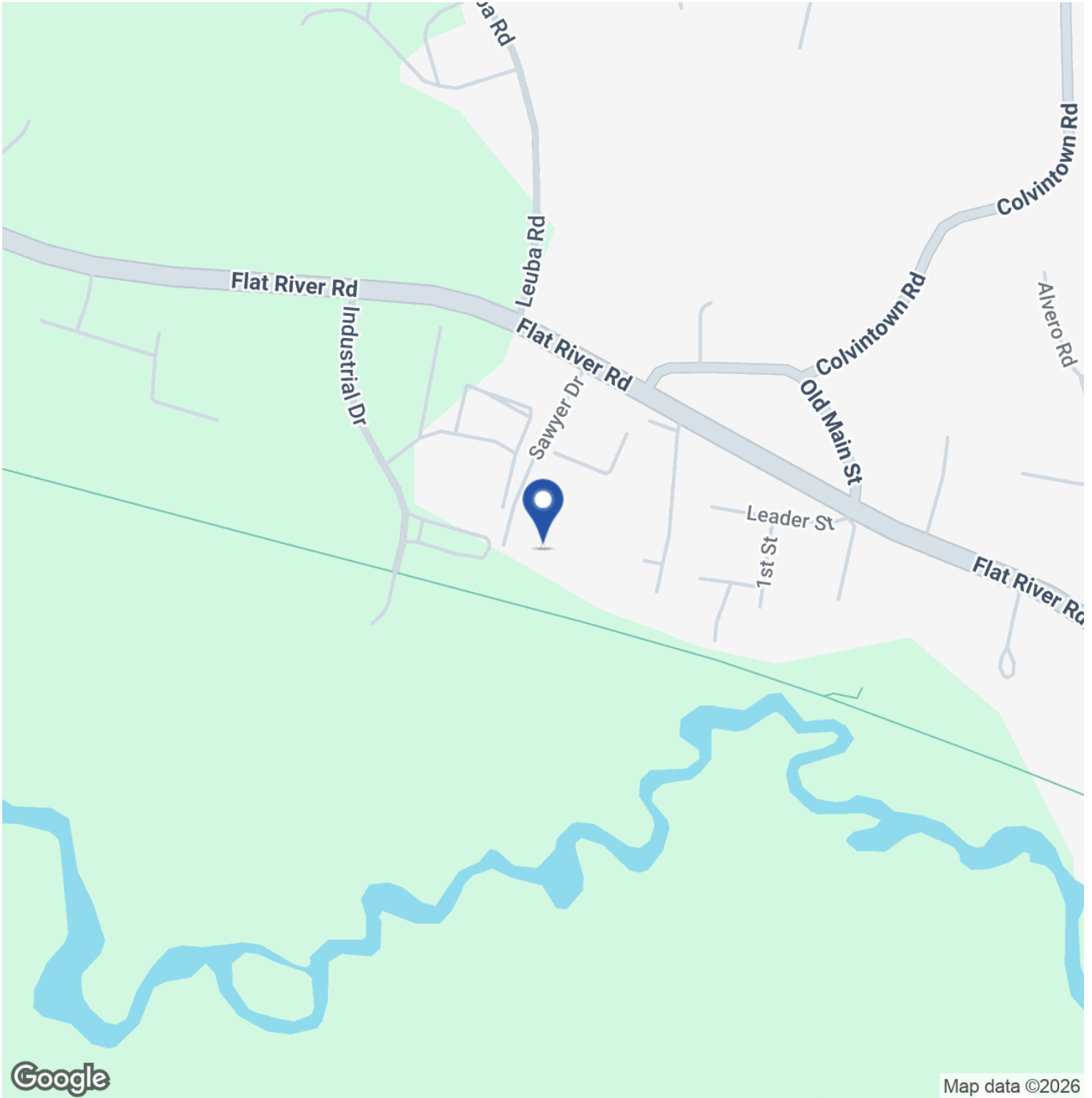
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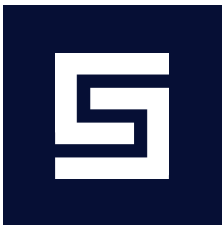


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Google

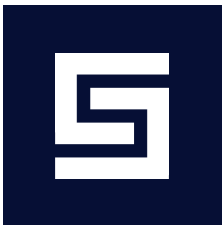
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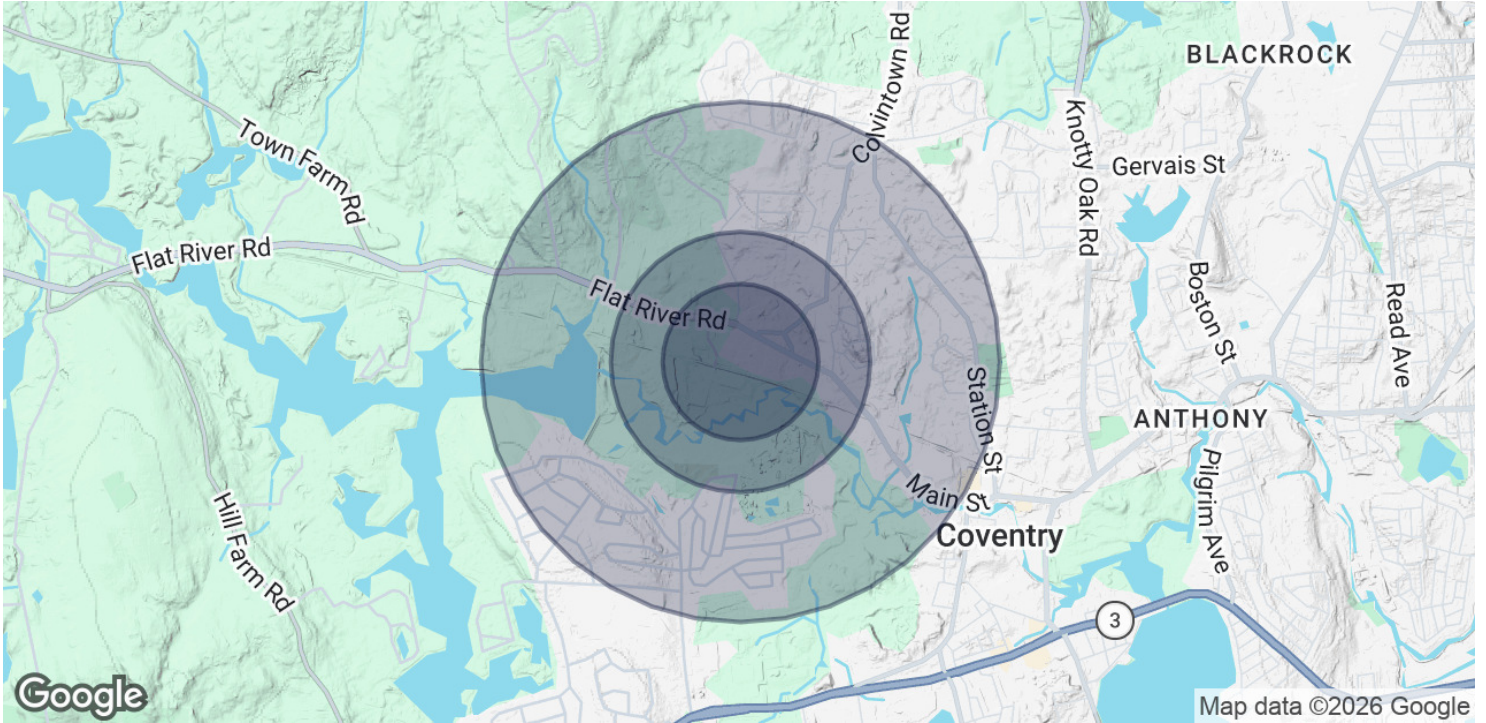
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	160	596	3,964
Average Age	43	44	44
Average Age (Male)	42	43	44
Average Age (Female)	43	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	252	1,635
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$118,456	\$115,579	\$124,281
Average House Value	\$352,425	\$341,751	\$359,735

Demographics data derived from AlphaMap

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