

480 Jefferson Boulevard

Warwick, RI 02886



CUSHMAN &
WAKEFIELD

HAYES & SHERRY



FOR LEASE OR SALE

±70,000 SF / ±5.5 Acres

CORPORATE OPERATIONS CENTER

FEATURES

- CEILING HEIGHT ±14 FEET
- ±350 PARKING SPACES
- ZONE GI (GENERAL INDUSTRIAL)
- FULLY FURNISHED, PLUG-N-PLAY CALL CENTER
- MIX OF OPEN OFFICE, CONFERENCE SPACE, PRIVATE OFFICE, FITNESS CENTER

POTENTIAL USES

- R & D
- DISTRIBUTION
- WAREHOUSE
- MANUFACTURING
- HEALTHCARE
- SELF-STORAGE
- OFFICE



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BUILDING SPECS



HVAC

1200-ton cooling capacity (2005)
Gas Heating System (2009)



ELECTRIC

2000 Amp capacity



GENERATOR

Cummins 800 kw diesel (1998)



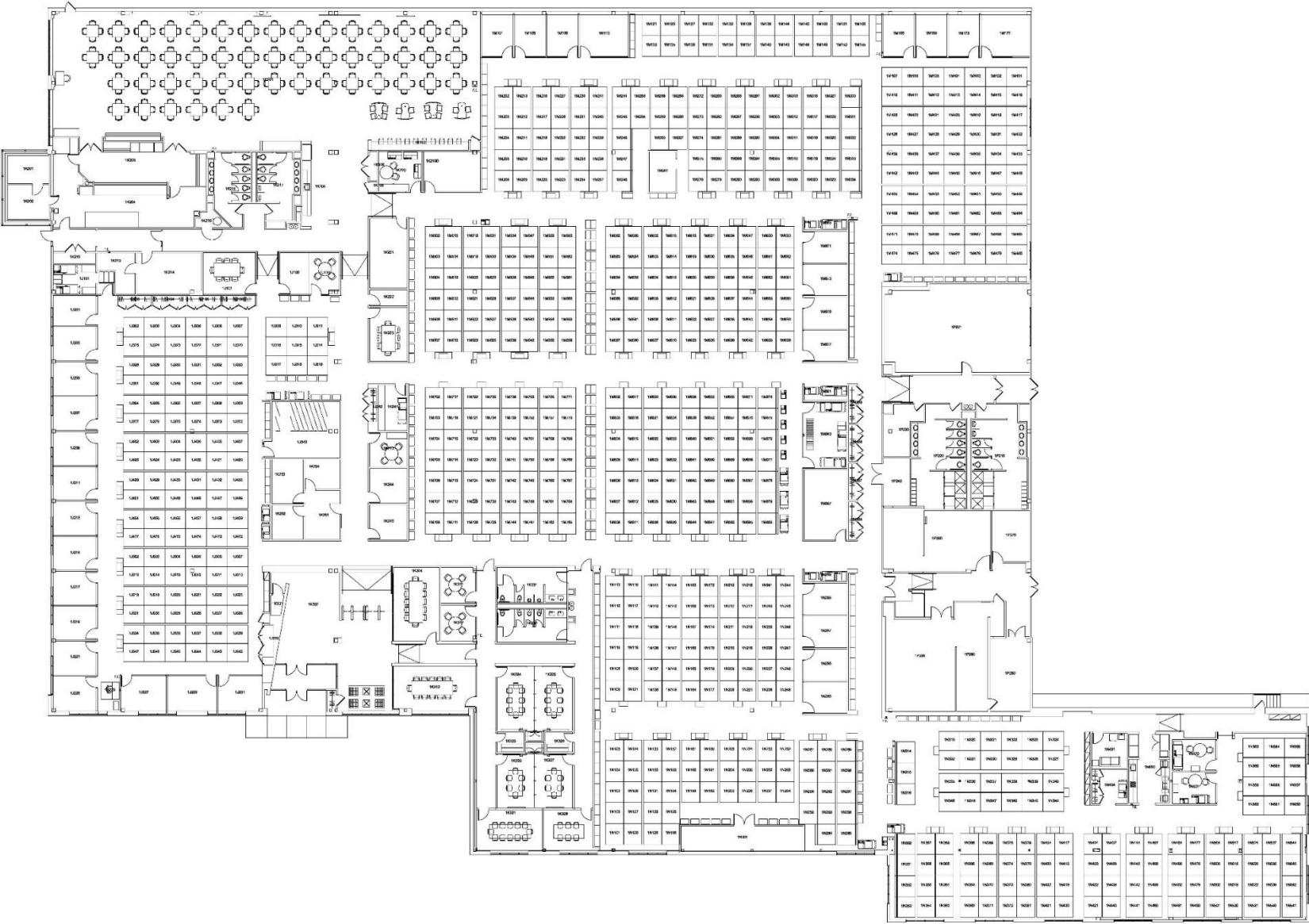
FIRE/LIFE SAFETY

Fully sprinklered with addressable fire system



LOADING DOCKS

FLOOR PLAN



AMENITIES

FITNESS CENTER



CAFETERIA



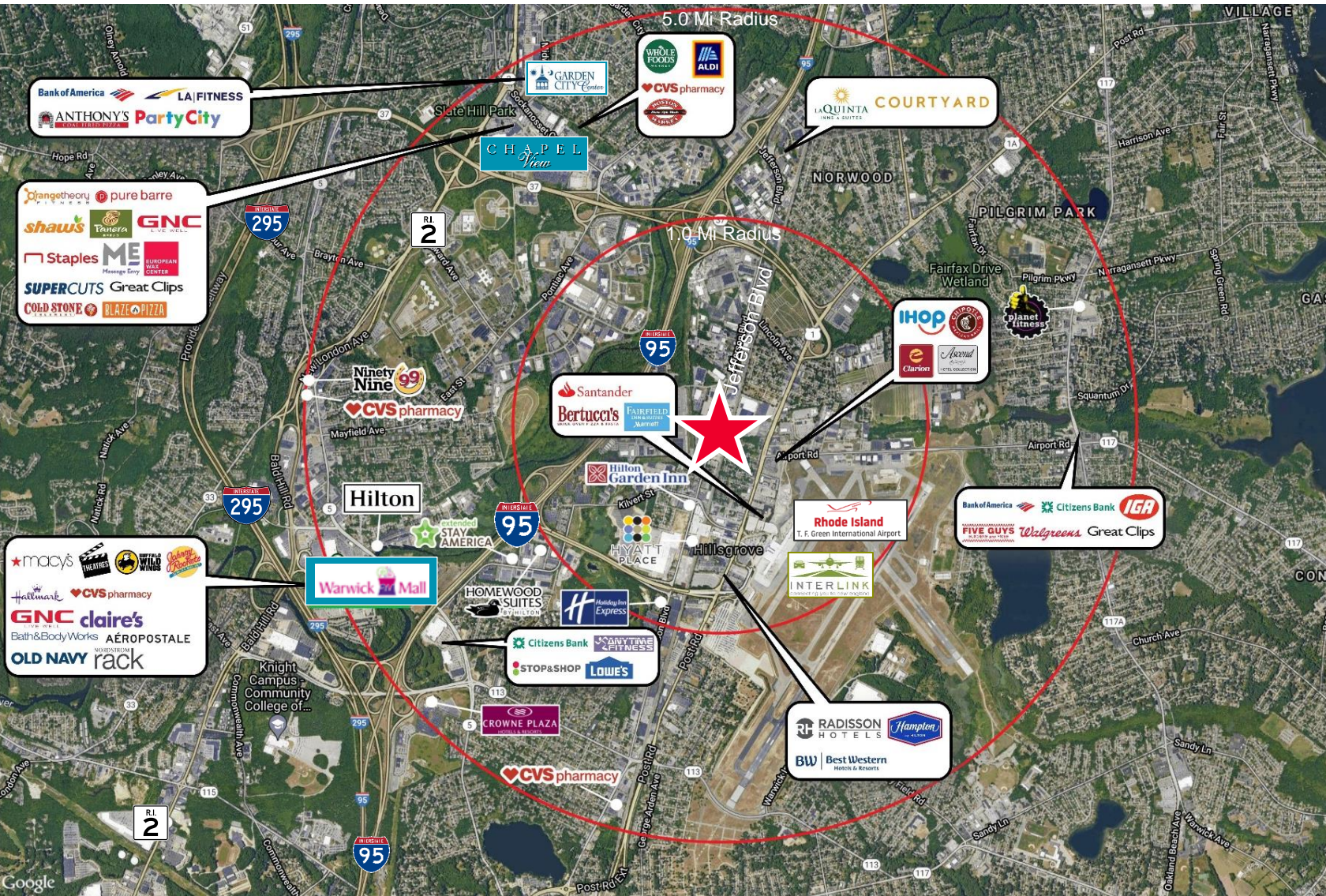
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DEMOGRAPHICS	1.0 mi	5.0 mi.	10.0 mi.
Population	2,220	222,319	645,525
Average HH \$	\$90,940	\$86,837	\$89,712
Employees	10,884	105,390	326,209
Businesses	693	10,434	30,894

DRIVE TIMES	
Providence	16 minutes
Boston, MA	60 minutes
New York City	180 minutes

For more information, contact:

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