

INDUSTRIAL PROPERTY FOR SALE



88 NIANTIC AVENUE

Providence, RI 02907

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

88 Niantic Avenue consists of a 23,868 square-foot concrete block building situated on 2.17 acres. The lot is fenced and contains exterior parking and outdoor storage areas. The building contains approximately 5,700 SF of office/retail/showroom space and approximately 18,168 SF of storage / manufacturing space with 10'-11' clear ceiling heights, 1 grade-level door that opens to an interior loading dock, and a loading platform with 7 docks (expandable).

LOCATION DESCRIPTION

88 Niantic Avenue is located in the well-established Huntington Industrial Park on the corner of Niantic Avenue and Dupont Drive in Providence, Rhode Island immediately off of the Route 10 connector to I-95 north and south. This premier industrial park consists of company types ranging from manufacturing, R&D, office, and distribution/warehouse and is centrally located for ideal distribution needs and strong labor pool options.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	23,868 SF
Lot Size:	2.17 Acres
Zoning:	M-1 (Light Industrial)

PROPERTY HIGHLIGHTS

- Huntington Industrial Park
- Fenced-In Corner Lot
- Loading Platform (7 Docks/Expandable)
- 1 Grade Level Door to Interior Loading Dock
- Fully Sprinklered
- New Rubber Roof
- Annual Taxes \$31,649.67

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ADDITIONAL PHOTOS



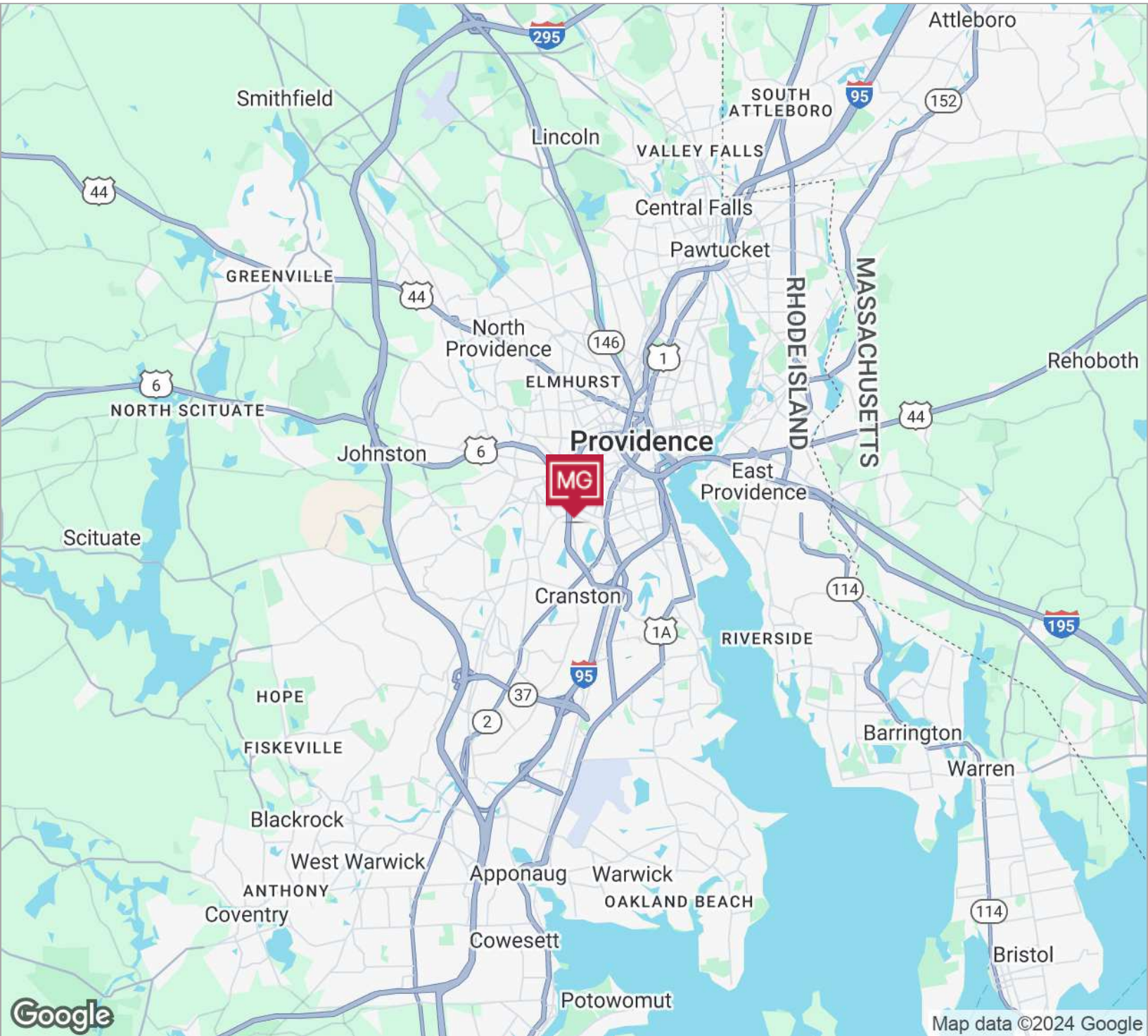
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LOCATION MAP



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