

WAREHOUSE SPACE FOR LEASE



COLLYER BUSINESS CENTER

100 Higginson Avenue, Lincoln, RI 02865

GEORGE PASKALIS, SIOR

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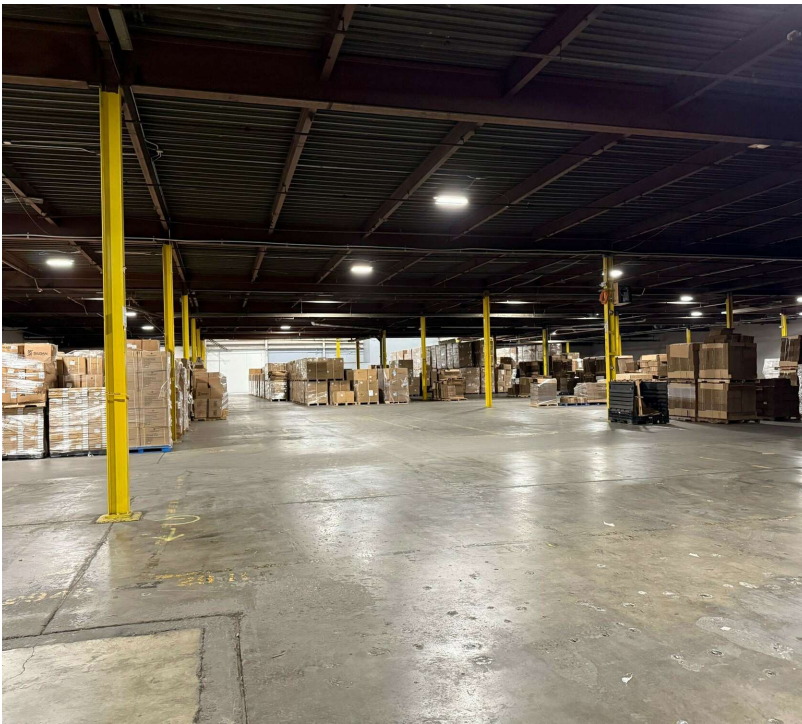
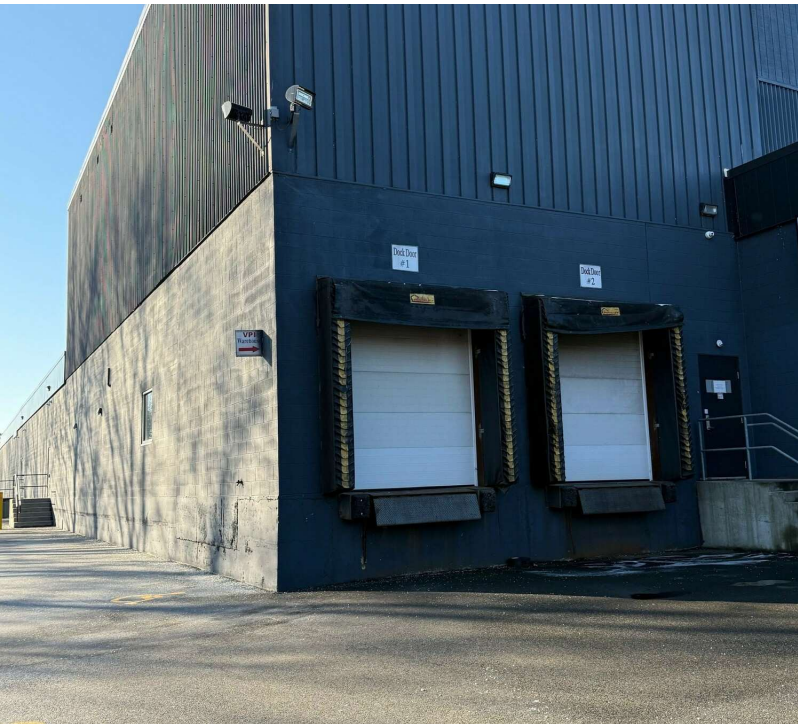
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

100 Higginson Avenue is a mixed-use property situated on 30+/- acres containing warehousing/distribution space, office space, self-storage space, and entertainment space . There is 54,146 sf of industrial space with 16' (mostly) to 32' clear ceiling heights and 2 loading docks, ideal for warehouse or light manufacturing uses.

PROPERTY HIGHLIGHTS

- 54,146 SF Distribution/Warehouse
- 2 Tailboard Loading Docks w/Levelers
- Column Spacing 30' x 40'
- Motion Sensor LED Lighting
- 420 SF Office Space
- 1.5 Mile Access to I-95

LOCATION DESCRIPTION

100 Higginson Avenue is well located in the southern region of Lincoln, Rhode Island. The subject property is located only 1.5 miles to I-95 via Route 122 (Lonsdale Avenue) and just 2.5 miles to I-95 via Route 126 (Smithfield Avenue). Access to Providence is 5 miles and access to I-90 and Route 128 is 33 miles respectively.

OFFERING SUMMARY

Lease Rate:	\$6.75 SF/yr (NNN)
Available SF:	54,146 SF
Lot Size:	29.59 Acres
Building Size:	475,000 SF

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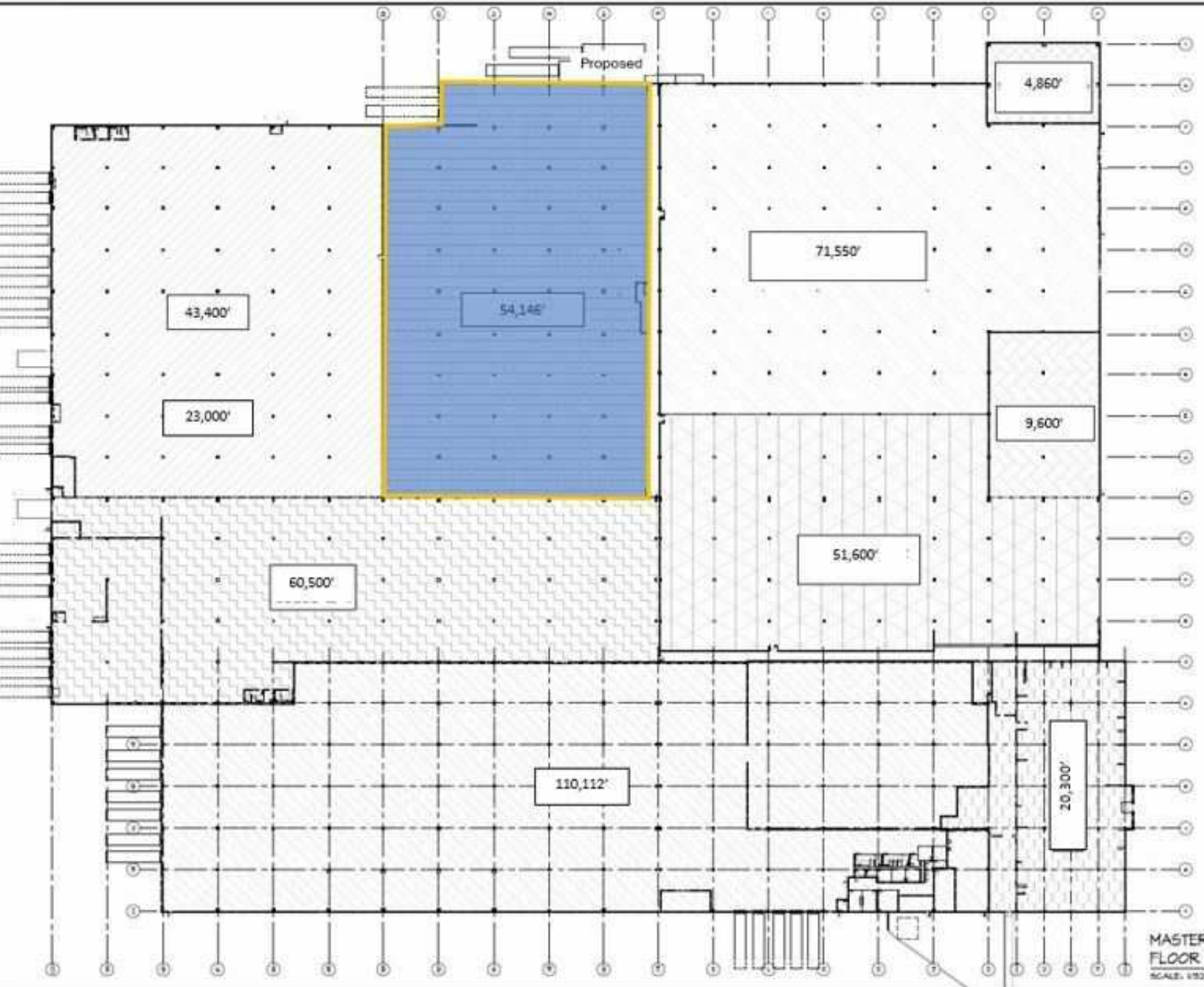
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WAREHOUSE SPACE (54,146')

100 HIGGINSON AVENUE-AVAILABLE INDUSTRIAL SPACE

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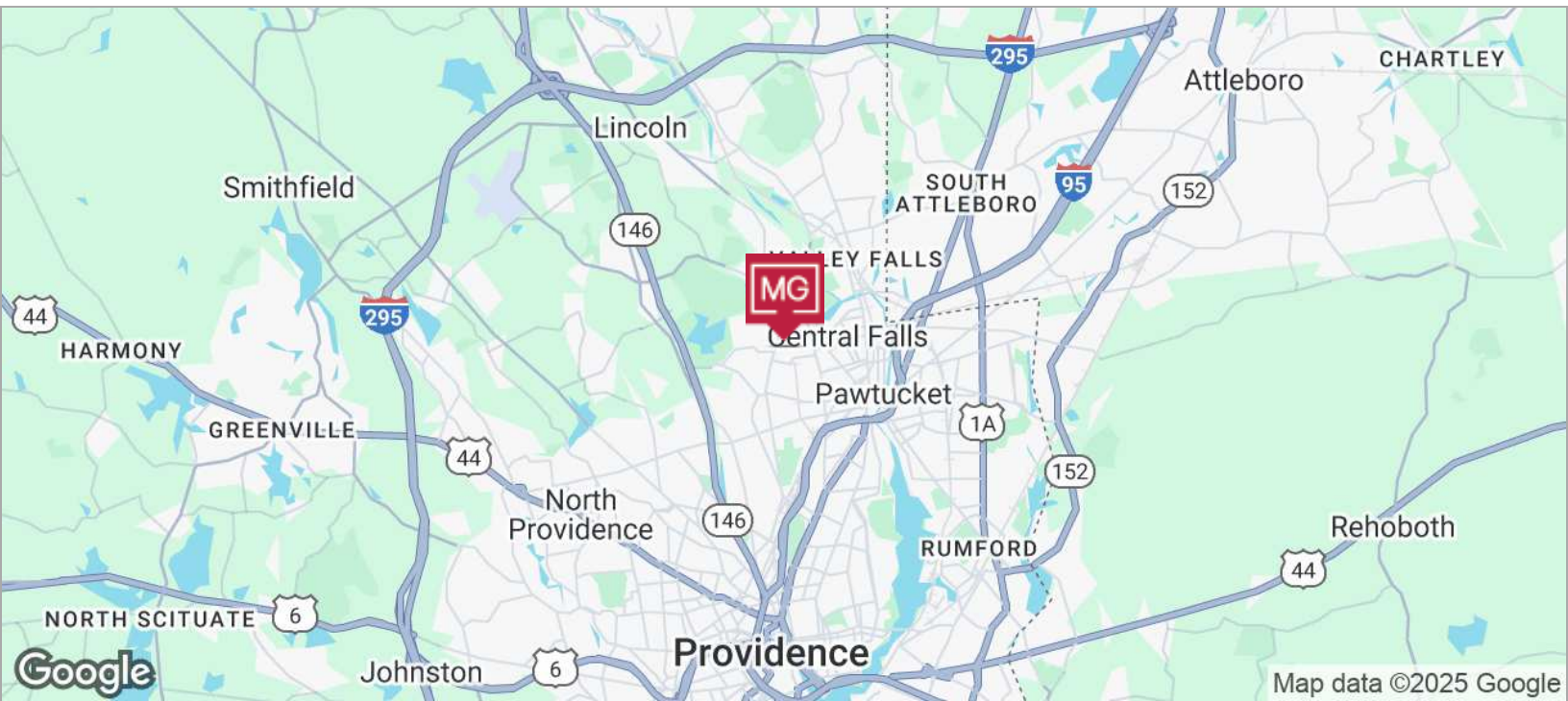
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LOCATION MAP

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