

INDUSTRIAL INVESTMENT BUILDING FOR SALE



400 FRENCHTOWN ROAD

East Greenwich, RI 02818

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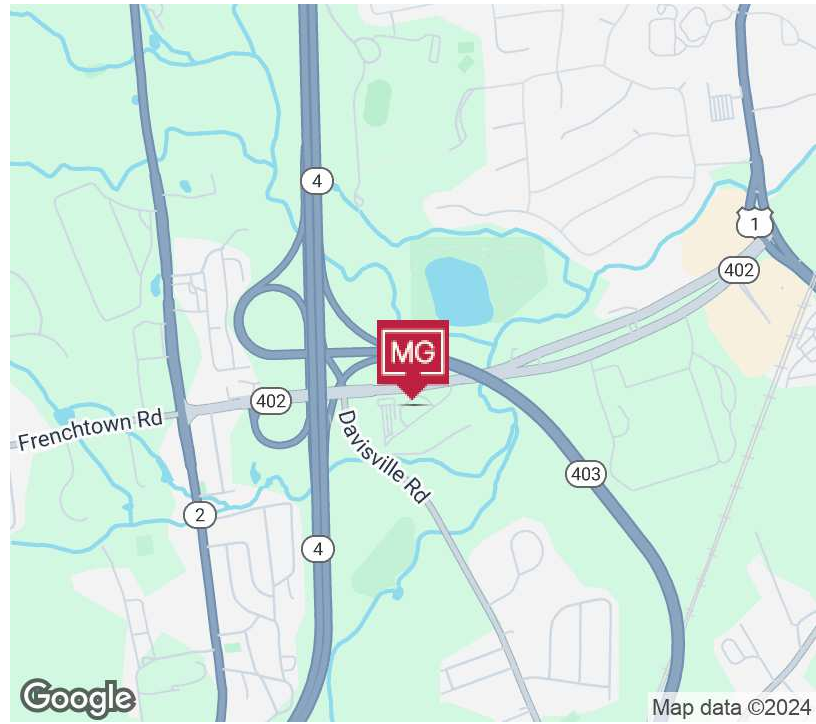
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Modern 20,000 SF warehouse building fully leased to two tenants, including one national credit tenant and the anchor tenant having 3 locations worldwide. The building is situated on 6.13 acres, providing 38 lined parking spaces and ample truck circulation. There are 4 tailboard docks, 2 drive-in doors, 17'-18' interior clear height, fully separated (utilities) spaces.

PROPERTY HIGHLIGHTS

- 20,000 SF Modern Industrial Building
- 100% Leased - Two (2) Tenants
- Triple Net Leases w/Rent Increases
- Limited Market Supply of Space
- Highly Functional Warehouse Space
- Exceptional Location Close to Highway

LOCATION DESCRIPTION

The subject property is well located just off Route 4 in East Greenwich, Rhode Island with I-95 access just a few minutes north. Quonset Business Park (Largest Industrial Park in the Northeast) is only a few miles from the subject property with a prospect pool of over 250 companies. Additionally, T.F. Green Airport is only 12 miles away, while Providence is 17 miles to the north.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	20,000 SF
Lot Size:	6.13 Acres
Zoning:	M/LI
Number of Units:	2
NOI:	\$145,252.00
Cap Rate:	6.92%

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