

OFFICE AND INDUSTRIAL SPACES FOR LEASE



COLLYER BUSINESS CENTER

100 Higginson Avenue, Lincoln, RI 02865

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MG COMMERCIAL

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

100 Higginson Avenue is a mixed-use property on 30 acres containing warehousing/distribution space, office space, self-storage space, entertainment space and restaurant space. There is approximately 5,000 sf of new office space available and renovated in the exposed beam and duct work fashion, high ceilings and perimeter glass that brings in natural light throughout the space. Also, there is up to 135,100 sf of industrial space with 18' ceilings and 11 loading docks.

LOCATION DESCRIPTION

The property is located in the southern part of Lincoln. 100 Higginson Avenue is 1.5 miles to I-95 via Route 122 (Lonsdale Avenue) and 2.5 miles to I-95 via Route 126 (Smithfield Avenue). The site is approximately 2.5 miles to Twin River Casino and Route 146.

SPACES	LEASE RATE	SPACE SIZE
Office Space	\$12.00 SF/yr	4,944 SF
Industrial Space	\$5.50 SF/yr	23,000 - 135,100 SF

PROPERTY HIGHLIGHTS

- Office - Newly finished ready for tenant build-out and use
- Office - Abundant natural light, new bathrooms, ample parking
- Office - Rent at 1/2 of comparable space
- Industrial - 18' ceiling height in the warehouse
- Industrial - 11 loading docks with grade level access
- Ample parking (880 lined spaces)
- 1.5 mile access to I-95

OFFERING SUMMARY

Lease Rate:	\$5.50 - 12.00 SF/yr (NNN, MG)
Available Office SF:	4,944 SF
Available Industrial SF:	23,000 - 135,100 SF
Lot Size:	29.59 Acres
Building Size:	475,000 SF

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AERIAL

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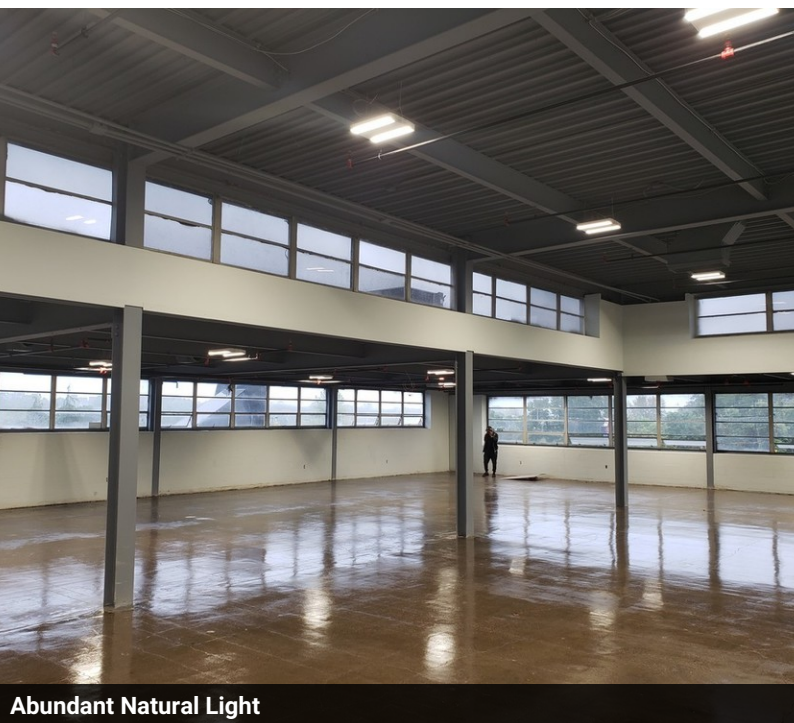
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OFFICE SPACE

**High Ceilings****Private Bathrooms****Abundant Natural Light****Open Floor Plan****MICHAEL GIUTTARI, SIOR**

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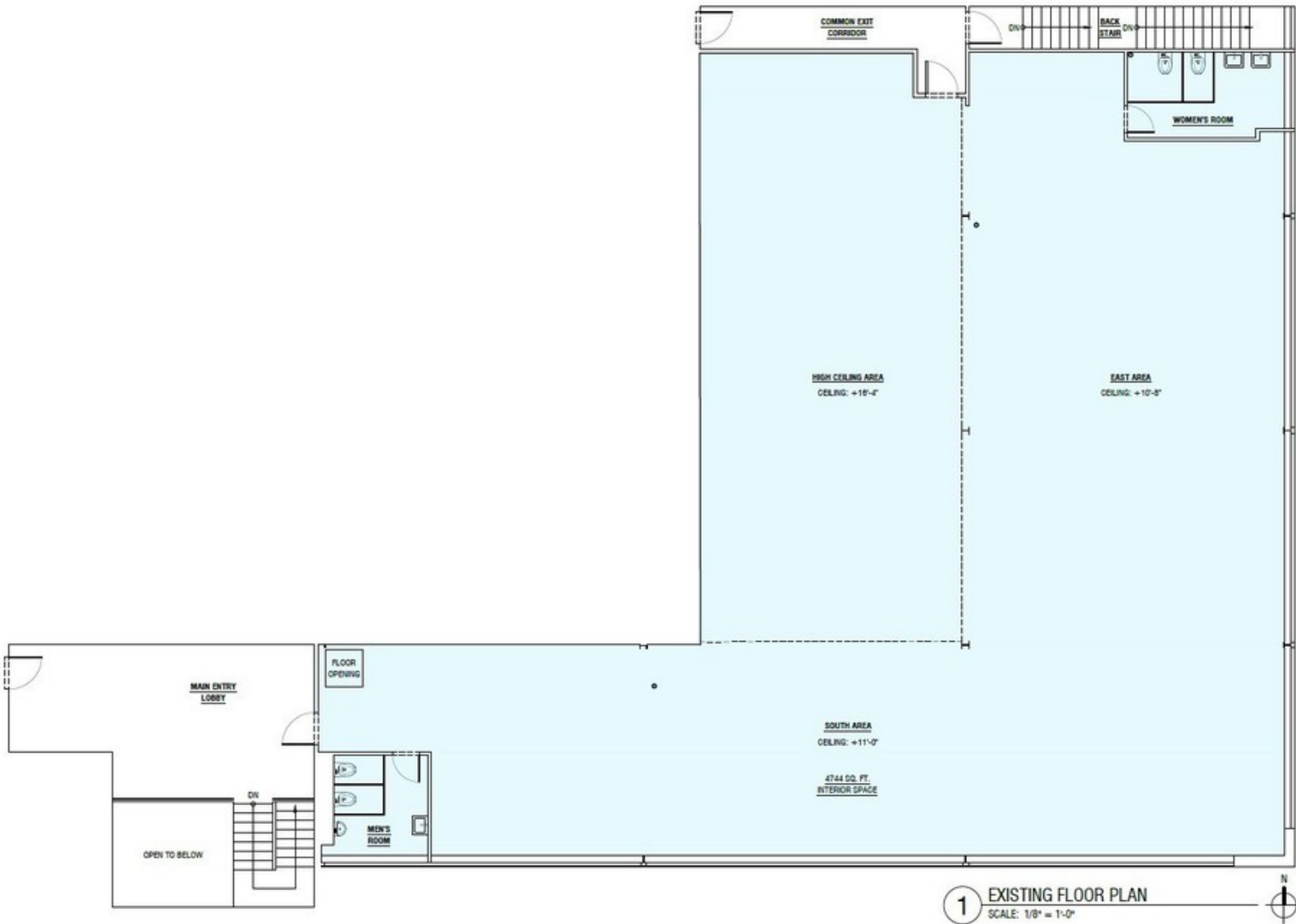
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OFFICE SPACE



Office Space

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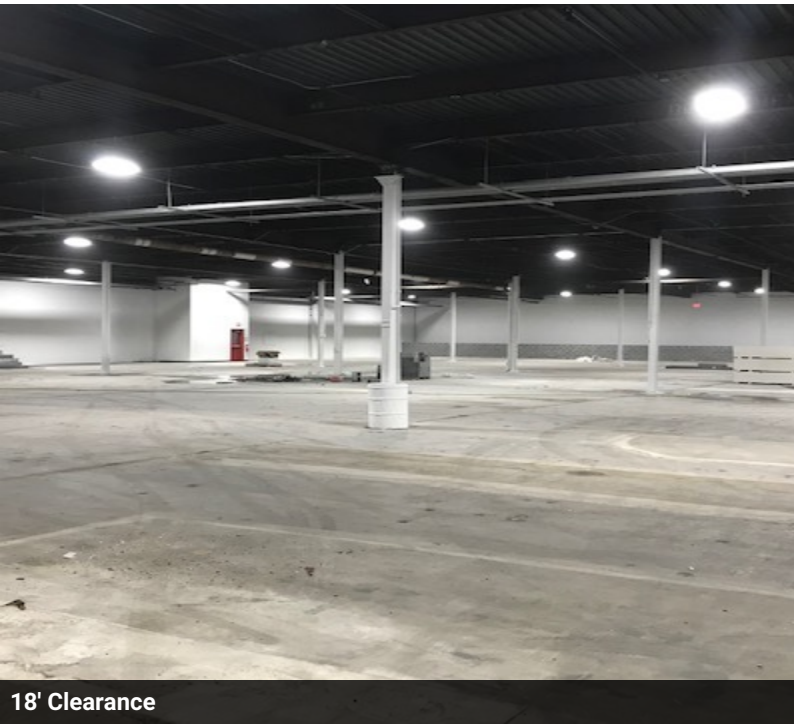
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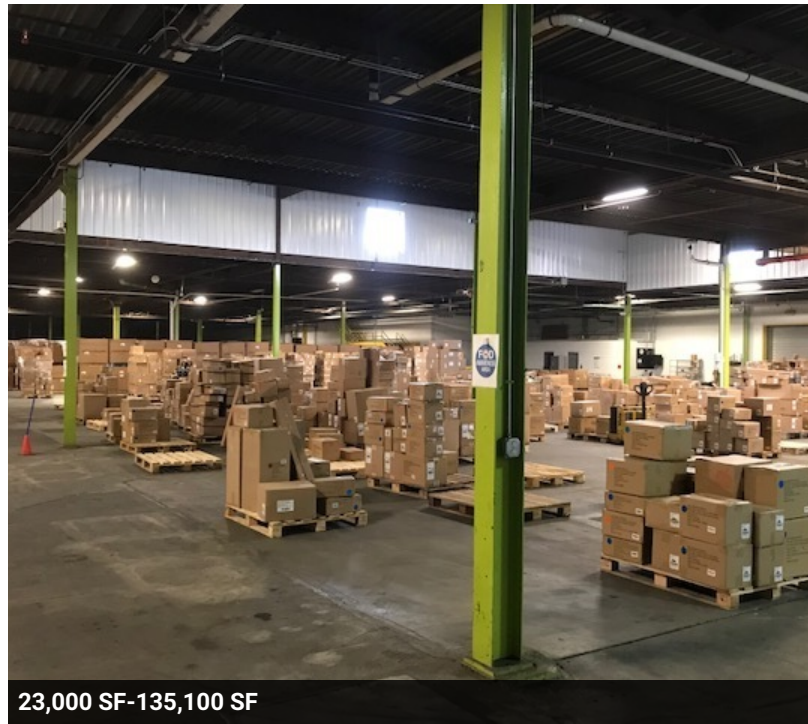
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INDUSTRIAL SPACE



18' Clearance



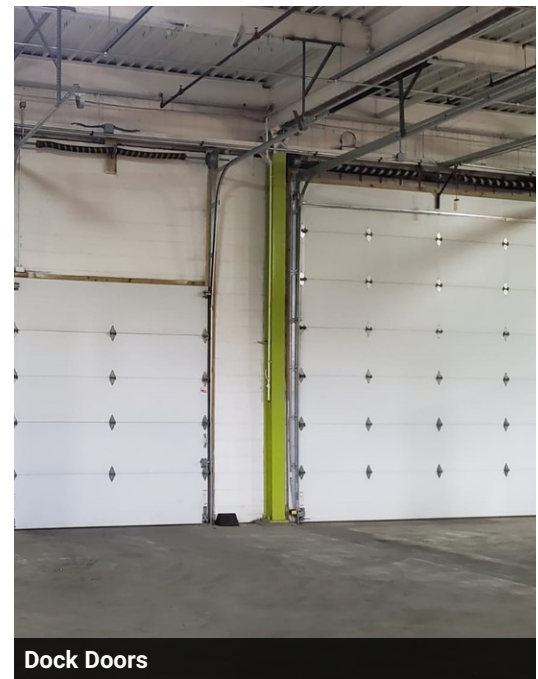
23,000 SF-135,100 SF



Grade Level Access



11 Loading Docks



Dock Doors

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INDUSTRIAL SPACE (23,000' - 135,100')

100 HIGGINSON AVENUE-AVAILABLE INDUSTRIAL SPACE



Industrial Space

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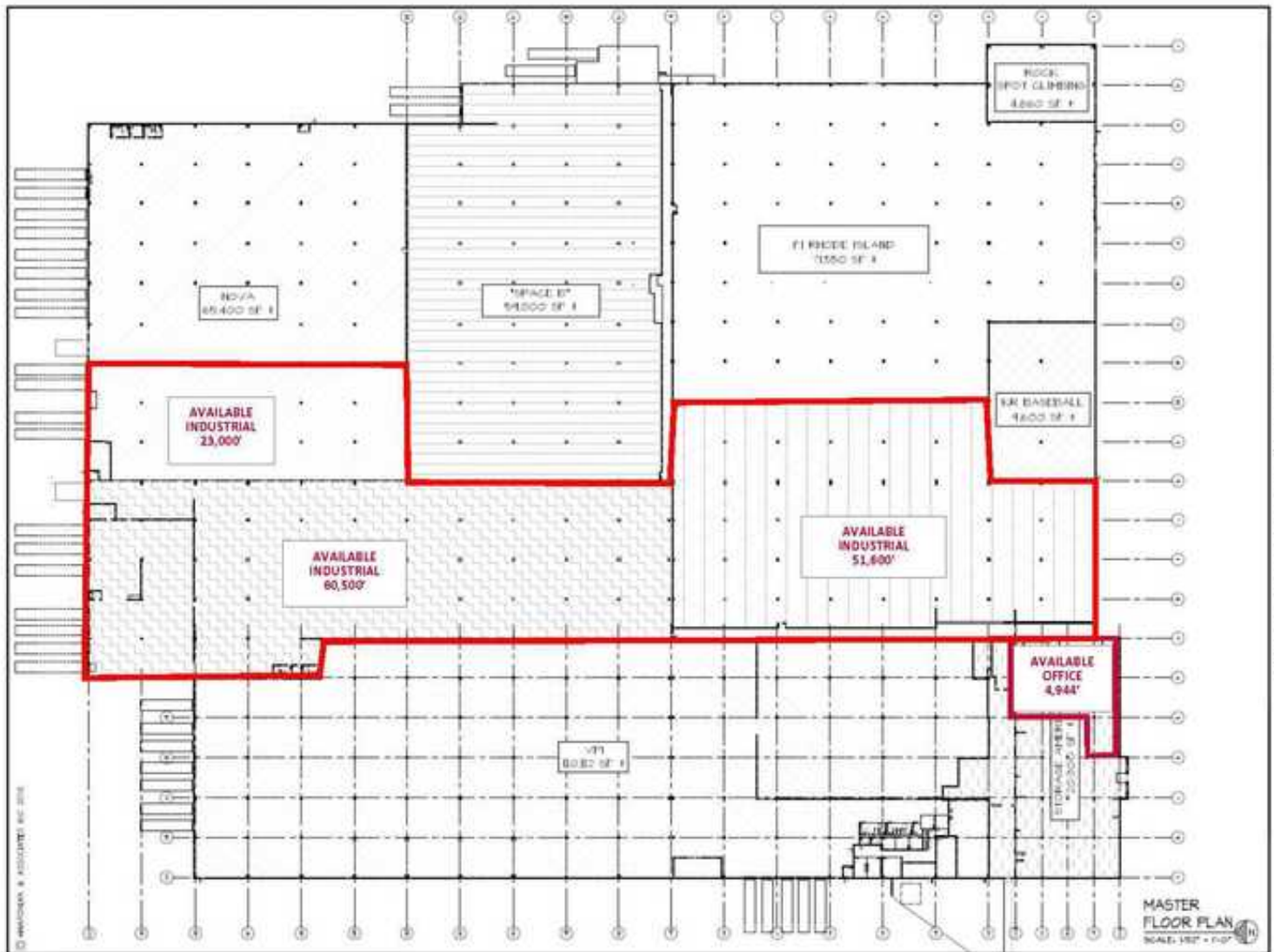
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FULL FLOOR PLAN



HIGGINSON AVENUE

Collyer Business Center

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