

INDUSTRIAL PROPERTY FOR SALE



1370 ELMWOOD AVENUE

Cranston, RI 02910

GEORGE PASKALIS, SIOR

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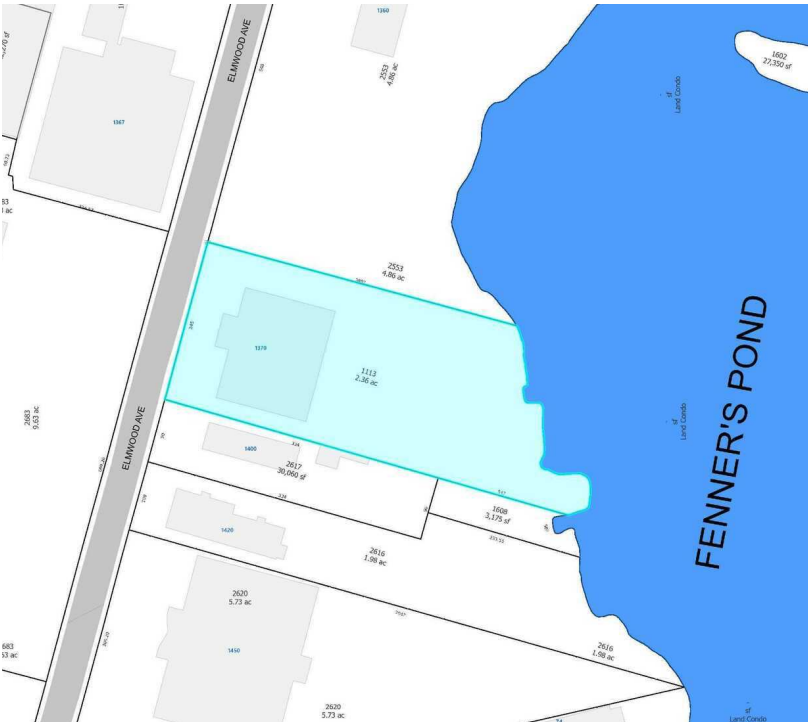
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MG COMMERCIAL

365 Eddy Street, Penthouse Suite
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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

1370 Elmwood Avenue is conveniently located in Cranston, Rhode Island off Route 1 (Elmwood Avenue). The property is situated within close proximity to I-95 and is just 10 minutes from Downtown Providence. RI T.F. Green Airport is located just under 4 miles away and all amenities are nearby.

PROPERTY DESCRIPTION

1370 Elmwood Avenue contains a 23,410 SF industrial building situated on 2.36 Acres. The building contains 4 loading docks, a wet sprinkler system with a new fire alarm system, ample power and upgraded LED lighting throughout. The building also contains 2,000 lb hoists and ceiling heights up to 16' clear.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	23,410 SF
Lot Size:	2.36 Acres
Zoning:	M-2 (General Industry)
Annual Taxes:	\$28,220.44

PROPERTY HIGHLIGHTS

- 23,410 SF Industrial Building
- 2.36 Acres of Land
- 50+ Parking Spaces
- Four (4) Loading Docks
- Wet Sprinkler/New Fire Alarm System
- 2,000 lb. Hoists
- Up to 16' Clear Ceiling Heights
- 3 Phase Power (800 Amps/600 Volts)
- 1/2 Mile from I-95 and Route 10

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ADDITIONAL PHOTOS



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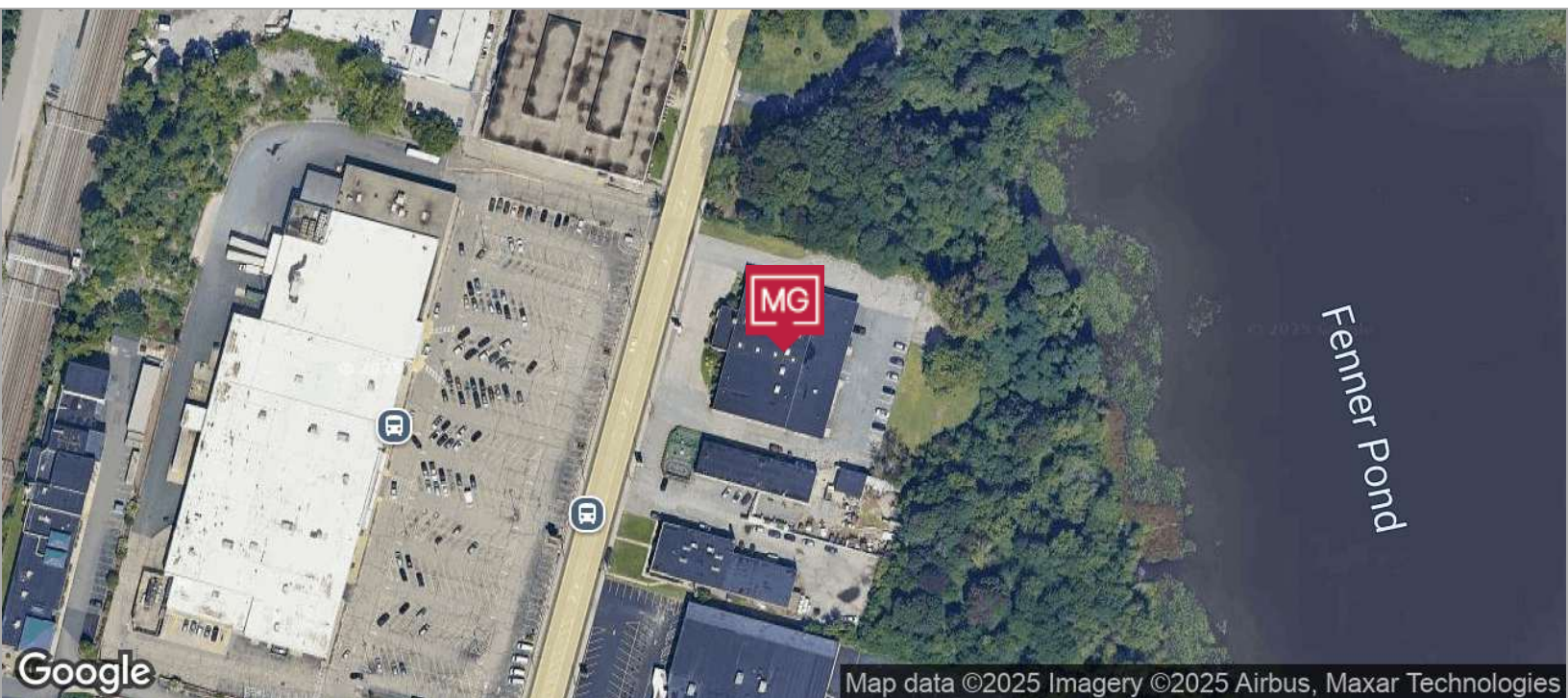
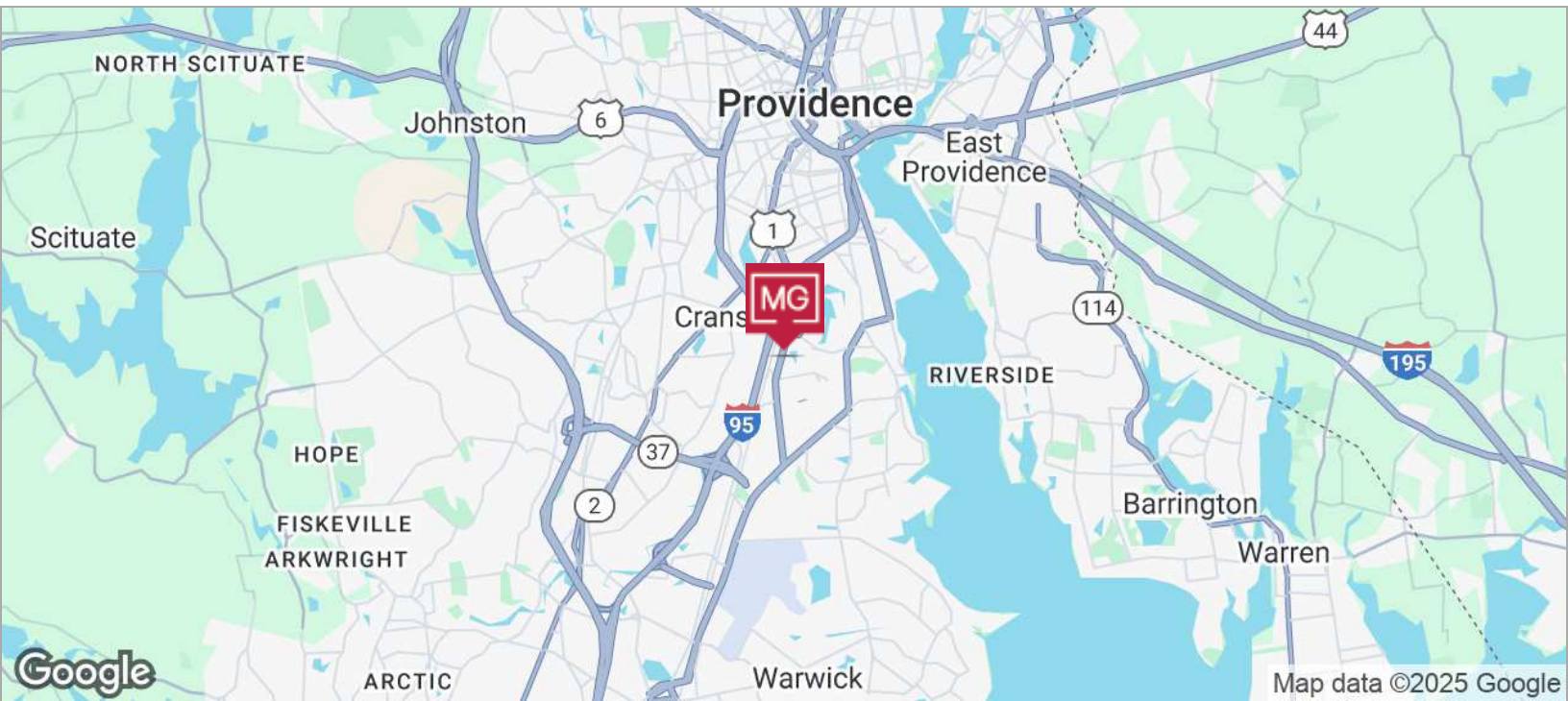


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LOCATION MAPS



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