



COMMERCIAL SPACE FOR SALE OR LEASE



735 Allens Avenue, Providence, RI 02905

MICHAEL FRIEDMAN

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Paolino Properties

100 Westminster Street

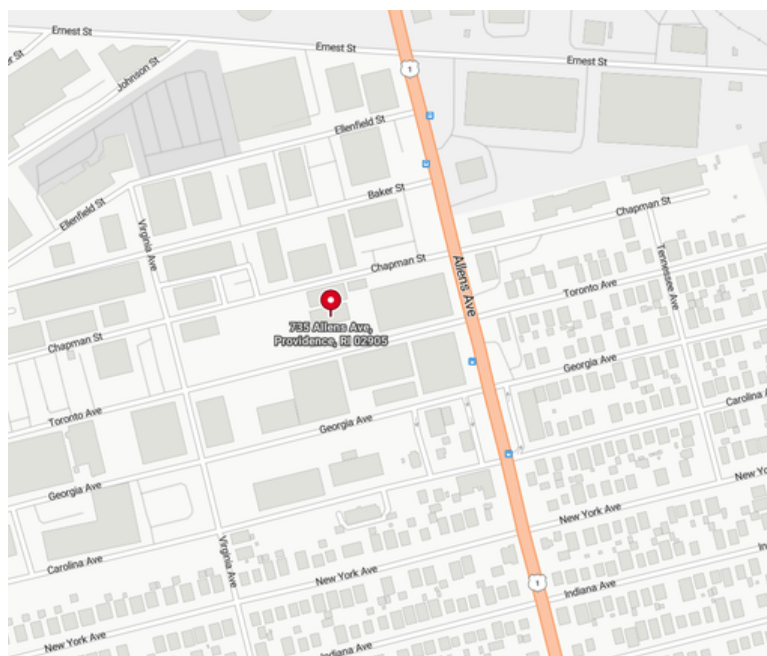
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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

The 3.09-acre, full-city-block property includes more than 100,000 SF across five well-maintained buildings and offers significant potential for subdivision into multiple development lots. Located 10 minutes from downtown Providence with access to I-95 and I-195, the site provides prominent frontage along four avenues and visibility to 15,000+ vehicles daily. Extensive upgrades to the heating, HVAC, LED lighting, and roof systems complement its Opportunity Zone designation, offering potential long-term tax advantages.

OFFERING SUMMARY

Asking Price:	\$22.50/Rentable SF
Rentable Space:	102,486 SF
Asking Price:	\$3,795,000

PROPERTY HIGHLIGHTS

- Full-block industrial campus
- Heavy-timber mill conversion opportunity
- Port-adjacent redevelopment opportunity
- Flexible warehouse and office portfolio

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ADDITIONAL PHOTOS



OPEN FLOORPLAN



LOADING BAY



CONFERENCE ROOM



OPEN FLOORPLAN



PRIVATE OFFICES

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AERIAL



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