

# 151 LAVAN STREET

## Warwick, RI

± 6,216 SF OFFICE BUILDING AVAILABLE / FOR SALE OR LEASE



### BROKERS

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### LOCATION

Strategically located within Warwick's established commercial corridor, the property offers convenient access to I-95, Route 2, and Route 37. The property is in close proximity to T.F. Green International Airport, Warwick Mall, Chapel View, and Garden City Center, providing excellent connectivity to Providence and the surrounding business districts.

### PROPERTY HIGHLIGHTS

- ± 6,216 SF Building Size
- ± 3,108 SF Typical Floor
- .34 Acres of Land Area
- 2 Stories
- Year Built: 1980
- 25 Surface Parking

### ASKING PRICE

Upon Request

### NEIGHBORS

Dunkin, Subway, Burger King, McDonald's, Taco Bell, Wendy's, Chipotle, Aldi's, Shaw's, Wholefoods, Cumberland Farms, Santander, Chase Bank

### TRAFFIC COUNTS

I-95 & Woodbine: 123,203  
(.26 mi from site)

Maple & Cypress St: 144,968  
(.39 mi from site)



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## INTERIOR PICTURES



# 151 LAVAN STREET Warwick, RI

## AERIAL

