

# 14 CONDUIT STREET

## Central Falls, RI

CONTRACTOR – WAREHOUSE - STORAGE BAYS AVAILABLE / FOR LEASE



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**CUSHMAN &  
WAKEFIELD**

**HAYES & SHERRY**

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### PROPERTY SUMMARY

Situated on .60 acres of land, this newly built warehouse / storage facility is available for contractor use and storage with clean open space ready to demise based on interest. The location is easily accessible from Lonsdale Avenue (Route 122) in Central Falls, just minutes from the Lonsdale Avenue / Dexter Street merge.



### BAY HIGHLIGHTS:

- 6,000 SF total building size (5/1,200 SF)
- **4 - 20' x 60' Units Available For Lease**
- 14' Doors (5)
- 6" concrete slab for lifts
- 200 amp electrical & Individual meters
- Gas blower

### BUILDING HIGHLIGHTS:

- Warehouse / Storage Bays
- Built 2023
- Steel frame
- 24' clear ceilings, drops to 20' clear height
- 4 car parking in rear

### BUILDOUT:

- Tenant is responsible for buildout
- Landlord is responsible for bathroom and demising walls for tenant

**Asking \$2,000 / Month / Bay**