

**1155 VICTORY HWY,  
BURRILLVILLE, RI**



**FOR LEASE  
INDUSTRIAL WAREHOUSE**

**LEASE RATE:  
\$11  
PSF+NNN**

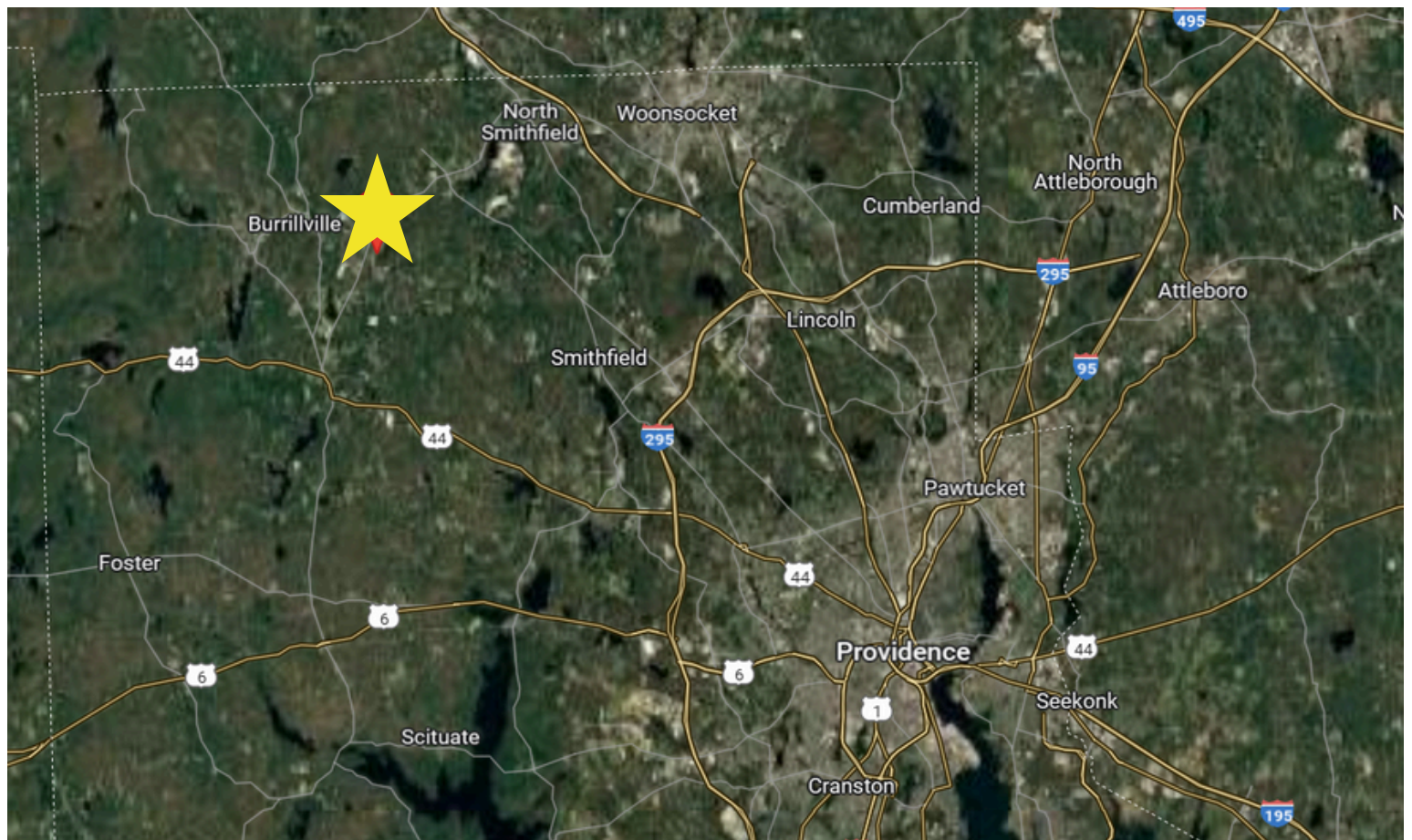


THIS 10,000 SF CLASS B METAL WAREHOUSE, BUILT IN 1987 AND FULLY RENOVATED IN 2022, SITS ON A 0.5-ACRE LOT. FEATURES INCLUDE 21' CLEAR HEIGHT, POLISHED CONCRETE FLOORS, MODERN HALOGEN LIGHTING, 400-AMP/3-PHASE POWER, PROPANE HEAT, AND ONE 14' DRIVE-IN DOOR, ONE 12' DOCK, AND TWO 8' LOADING DOCKS. A 121' EXTERIOR OVERHEAD CANOPY ACCOMMODATES MULTIPLE STORAGE CONTAINERS. THE PROPERTY OFFERS 27 PARKING SPACES PLUS OVERFLOW AT A NEARBY MUNICIPAL PARK, AN EV CHARGER, AND ON-SITE AMENITIES INCLUDING A SAUNA, PRIVATE BATH, UPPER-LEVEL OFFICE, KITCHEN WITH BAR, SECURITY SYSTEM, AND THREE STORAGE ROOMS.

**LORNELL**  
REAL ESTATE

**COLLIN MULCAHY**  
PRESIDENT  
774-230-3634  
COLLIN@LORNELLRE.COM





## PROPERTY SUMMARY:

- 10,000 SF
- 3 LOADING DOCKS, 1 GARAGE
- 27 PARKING SPACES
- 20 FT CLEAR
- SAUNA, KITCHEN, OFFICE SPACE

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