

INDUSTRIAL PROPERTY FOR SALE



1137 PARK EAST DRIVE

1137 Park East Dr, Woonsocket, RI 02895

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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

1137 Park East Drive is located in an established business park setting known as the Highland Corporate Park in Woonsocket, Rhode Island (Plat 59, Lot 17). Home to such companies as CVS, Tiffany's, and Cintas. The business park sits at the end of Rt 99 with immediate access to Rt 146 and I-295, and is 15 minutes to I-495 and I-95 in Massachusetts.

PROPERTY DESCRIPTION

1137 Park East Drive consists of a modern, mostly air conditioned 10,414 SF industrial building, situated on 3.34 acres of land. The building was constructed in 2003 and is fully sprinklered with a wet system. The building also contains 2 grade level doors, clear ceiling heights ranging from 12' to 14', and a metal roof. The property contains ample onsite parking / yard space and is partially fenced.

OFFERING SUMMARY

Sale Price:	\$1,380,000
Building Size:	10,414 SF
Lot Size:	3.34 Acres
Zoning:	I-1 (Light Industrial)
Taxes:	\$17,226.73

PROPERTY HIGHLIGHTS

- 10,414 SF Modern Industrial Building
- (2) Overhead Grade Level Doors
- Combination of Office & Warehouse Space
- 3.34 Acre Site w/50 Car Parking
- Convenient access to 295/146

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PROPERTY DETAILS

BUILDING INFORMATION	
Building Size:	10,414 SF
Maximum Ceiling Height:	14 ft
Minimum Ceiling Height:	12 ft
Number of Floors:	1
Year Built:	2003
Roof:	Metal
Number of Buildings:	1
Grade Level Doors:	(1) 12' H x 10' W (1) 8' H x 6' W
Fire Protection:	Fully Sprinklered, Wet System
Power:	3 Phase, 400 Amps, 208/120 Volts
Gas:	Natural Gas

PROPERTY INFORMATION	
Property Type:	Industrial
Zoning:	I-1 (Light Industrial)
Lot Size:	3.34 Acres
APN #:	Plat 59 / Lot 17
Parking:	50 Parking Spots
Fencing:	Partially Fenced / Back



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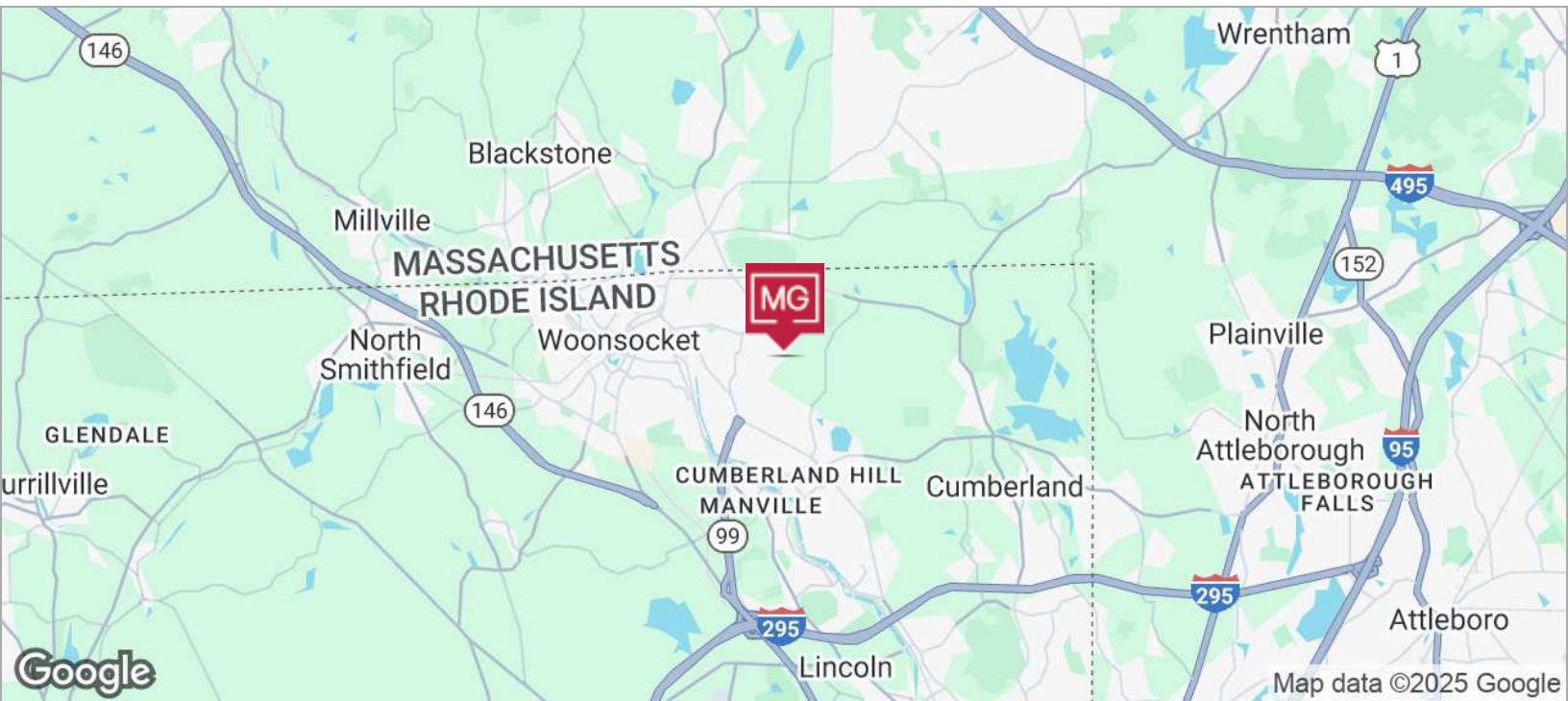
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LOCATION MAPS



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