



95 Grand Ave

95 Grand Ave, Pawtucket, RI 02861



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95 Grand Ave

\$6.95 /SF/YR

95 Grand Avenue is an industrial building located across from Hasbro Inc.'s World Headquarters and Newport Avenue in Pawtucket, RI. The property offers a convenient location only 2 miles from I-95, 6 miles from Downtown Providence and 42 miles from Boston. The pricing is some of the most competitive for industrial space in the Greater Providence area. The property is ideal for warehouse, distribution and light manufacturing uses. Lifestyle uses including fitness centers, gyms and sports facilities will be considered. Tenants include Wire & Plastic Machinery Corp., Future Affairs, Zeller Research, Copex Inc, Dance Attitudes Dance Studio, Cardi's Furniture and more...

- Excellent Warehouse and Distribution Space
- 17-Foot Ceilings
- LED Lighting
- Very Attractive Price
- Small to Large Spaces Available



Rental Rate: \$6.95 /SF/YR

Property Type: Industrial

Property Subtype: Manufacturing

Rentable Building Area: 400,000 SF

Year Built: 1930

Rental Rate Mo: \$0.58 /SF/MO

1st Floor

Space Available	37,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Office Size	1,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

37,000 square feet of industrial space for lease. Lifestyle uses such as fitness centers, gyms, and pickle ball will be considered. 17-foot ceilings, LED lighting and access to 9 shared loading docks. Excellent for warehouse, distribution or light manufacturing uses. 1,000 square feet of office space available for \$1,000 per month with industrial space.

1st Floor

Space Available	12,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

12,000 SF of industrial space for lease. The space has access to 5 shared loading docks, 17-foot ceilings and LED lighting. Excellent for warehouse or distribution use. Can be leased with 7,000, 8,000 and 3,000 square foot sections for total of 30,000 square feet.

1st Floor

Space Available	8,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

8,000 Square Feet of industrial space for lease. 17-foot ceilings, LED lighting and access to 5 shared loading docks. Excellent for warehouse, distribution or light manufacturing uses. Can be leased with 7,000, 12,000 and 3,000 square foot sections for total of 30,000 square feet.

1st Floor

Space Available	3,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

3,000 Square Feet of industrial space for lease. 17-foot ceilings, LED lighting and access to 5 shared loading docks. Excellent for warehouse, distribution or light manufacturing uses. Can be leased with the 7,000, 8,000 and 12,000 square foot sections for total of 30,000 square feet.

1st Floor

Space Available	12,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

12,000 square feet of industrial space for lease. Access to 4 shared loading docks along Grand Avenue, LED lighting and 17-foot ceilings. Excellent for warehouse and distribution uses.

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1st Floor

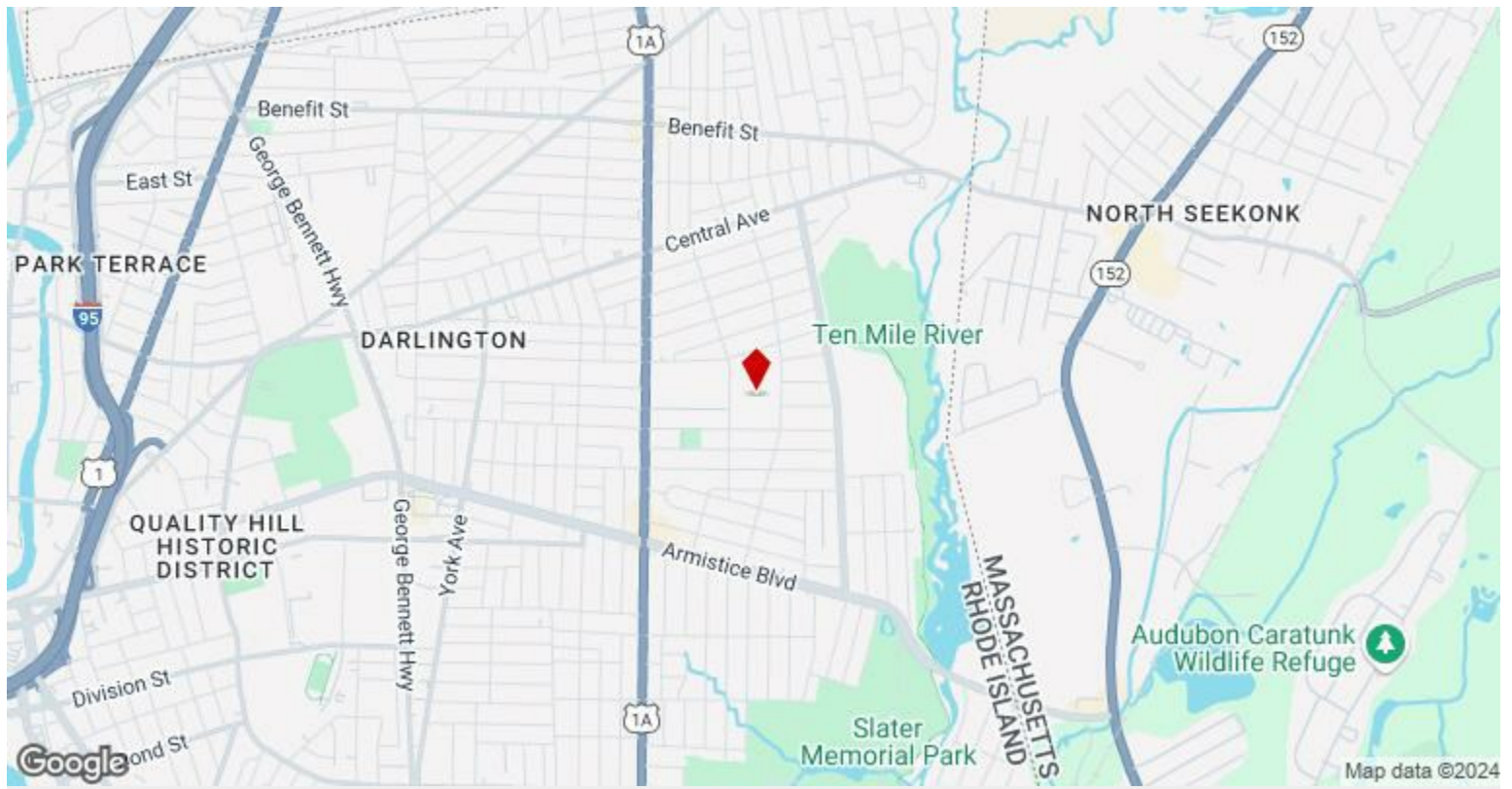
Space Available	60,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Office Size	1,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

60,000 square feet of industrial space for lease. An excellent large-scale lease opportunity. The total space is split into several smaller sections of 3,000, 8,000, 12,000 and 37,000 square feet but they can be leased by a single tenant. The space is suitable for warehouse, distribution or light manufacturing uses. Lifestyle uses such as fitness centers, gyms and sports activities will be considered.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dance Attitude	10,000	February 2025
Future Affairs Productions	40,000	April 2018
Spencer Technologies	37,000	August 2024



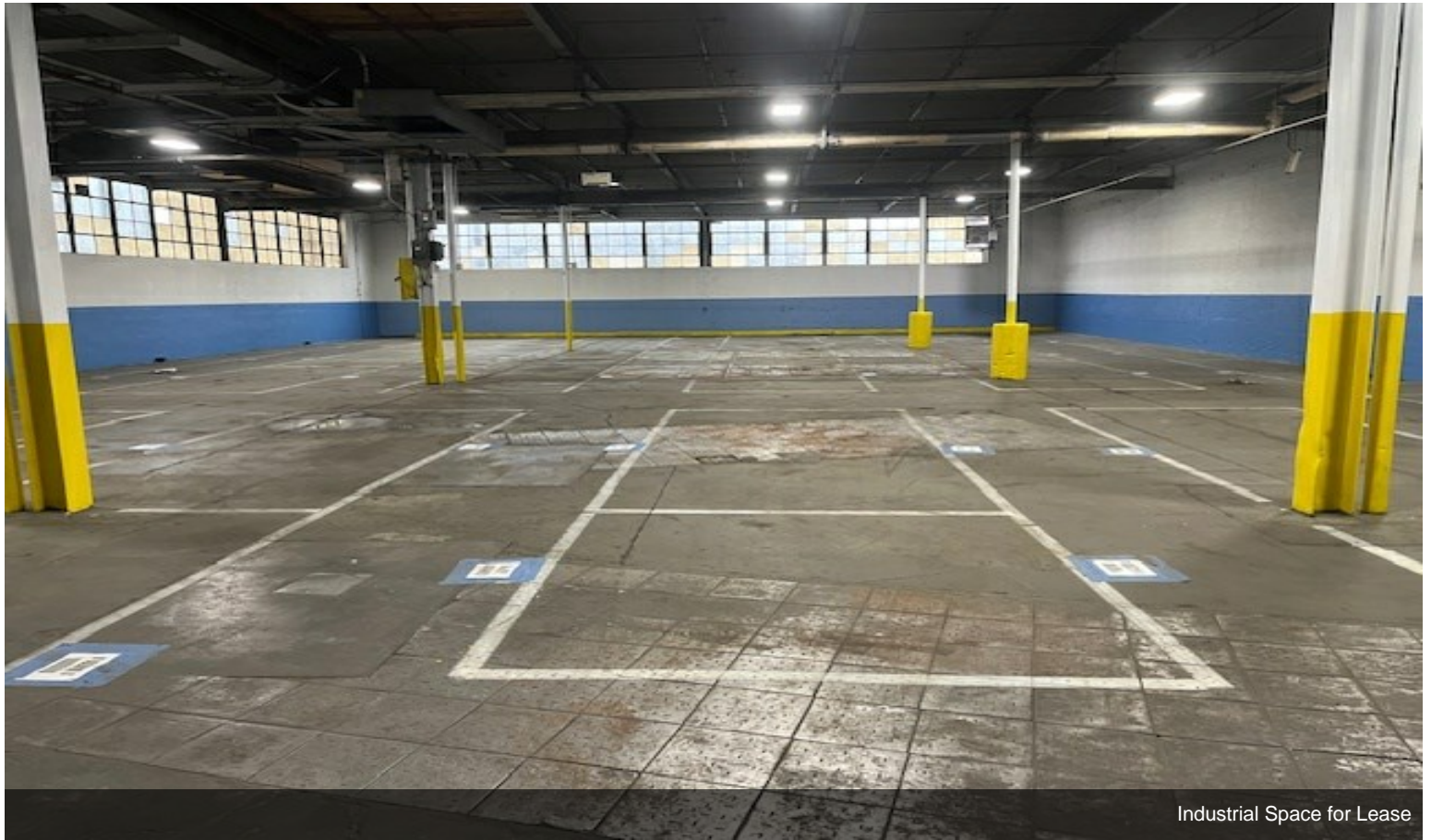
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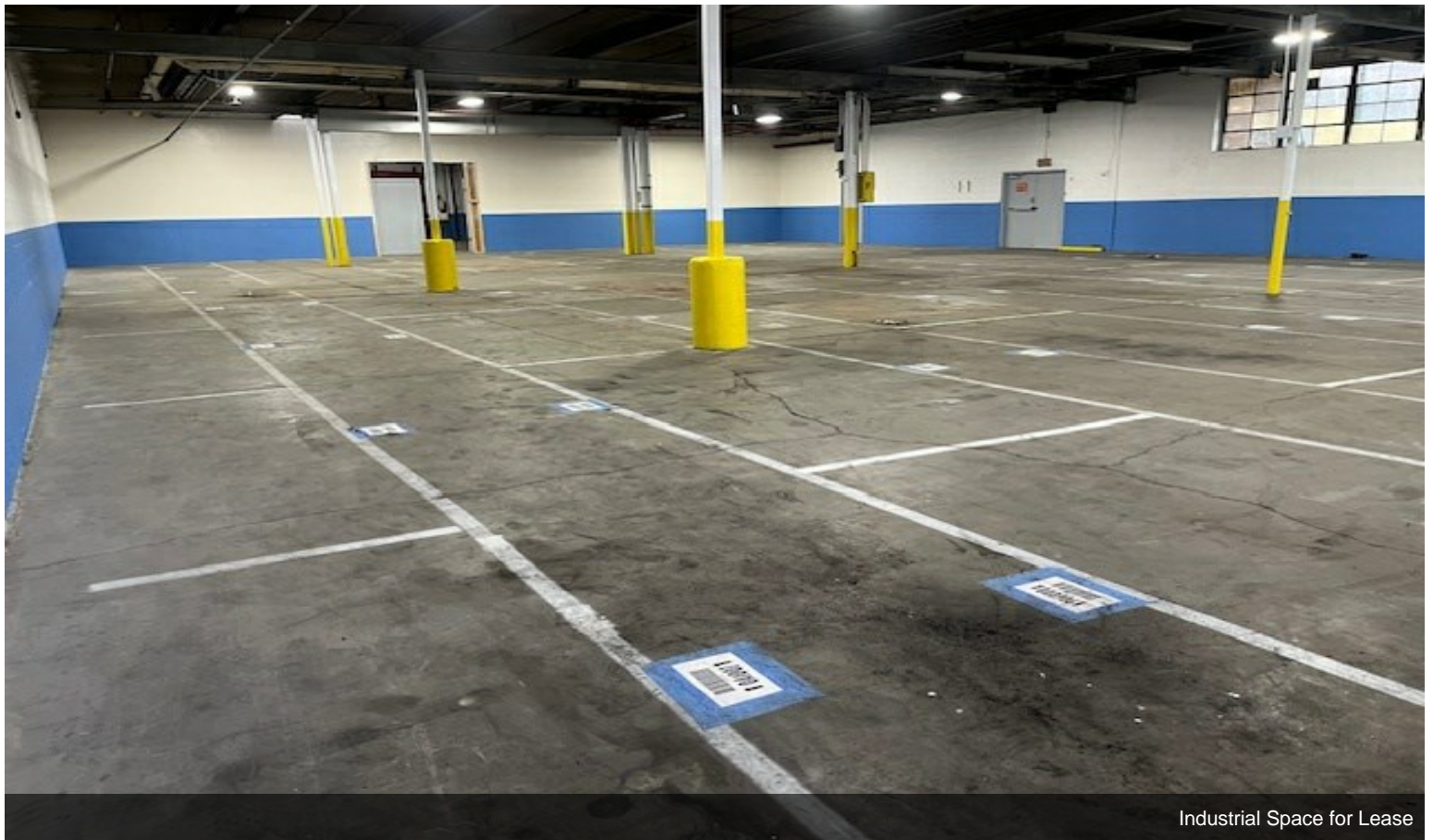
The pricing is some of the most competitive for industrial space in the Greater Providence area. The property is ideal for warehouse, distribution and light manufacturing uses. Lifestyle uses including fitness centers, gyms and sports facilities will be considered.

Tenants include Wire & Plastic Machinery Corp., Future Affairs, Zeller Research, Spencer Technologies, Dance Attitudes Dance Studio, Cardi's Furniture, Glory Buy and Parking For Hasbro.

Property Photos

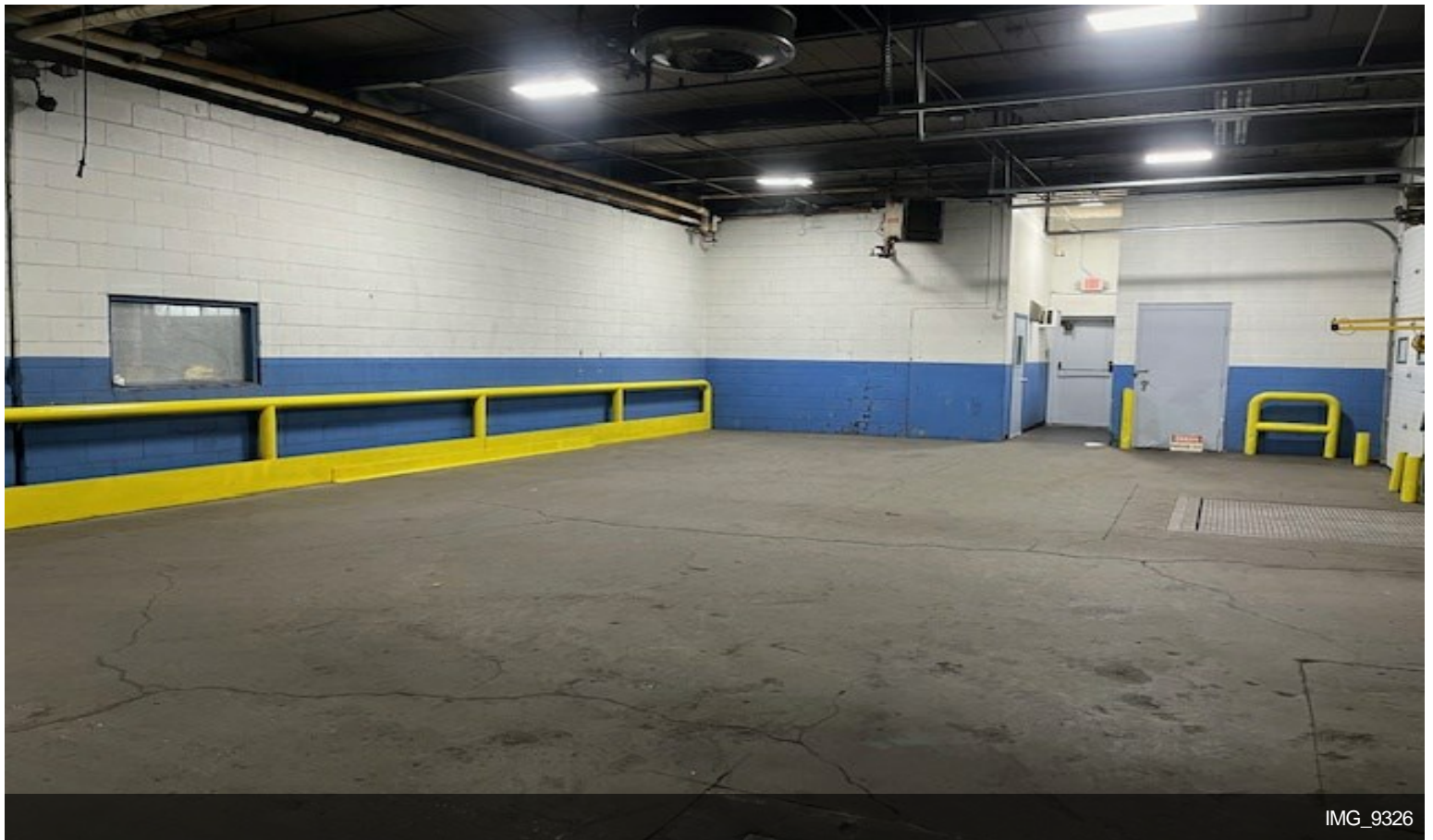
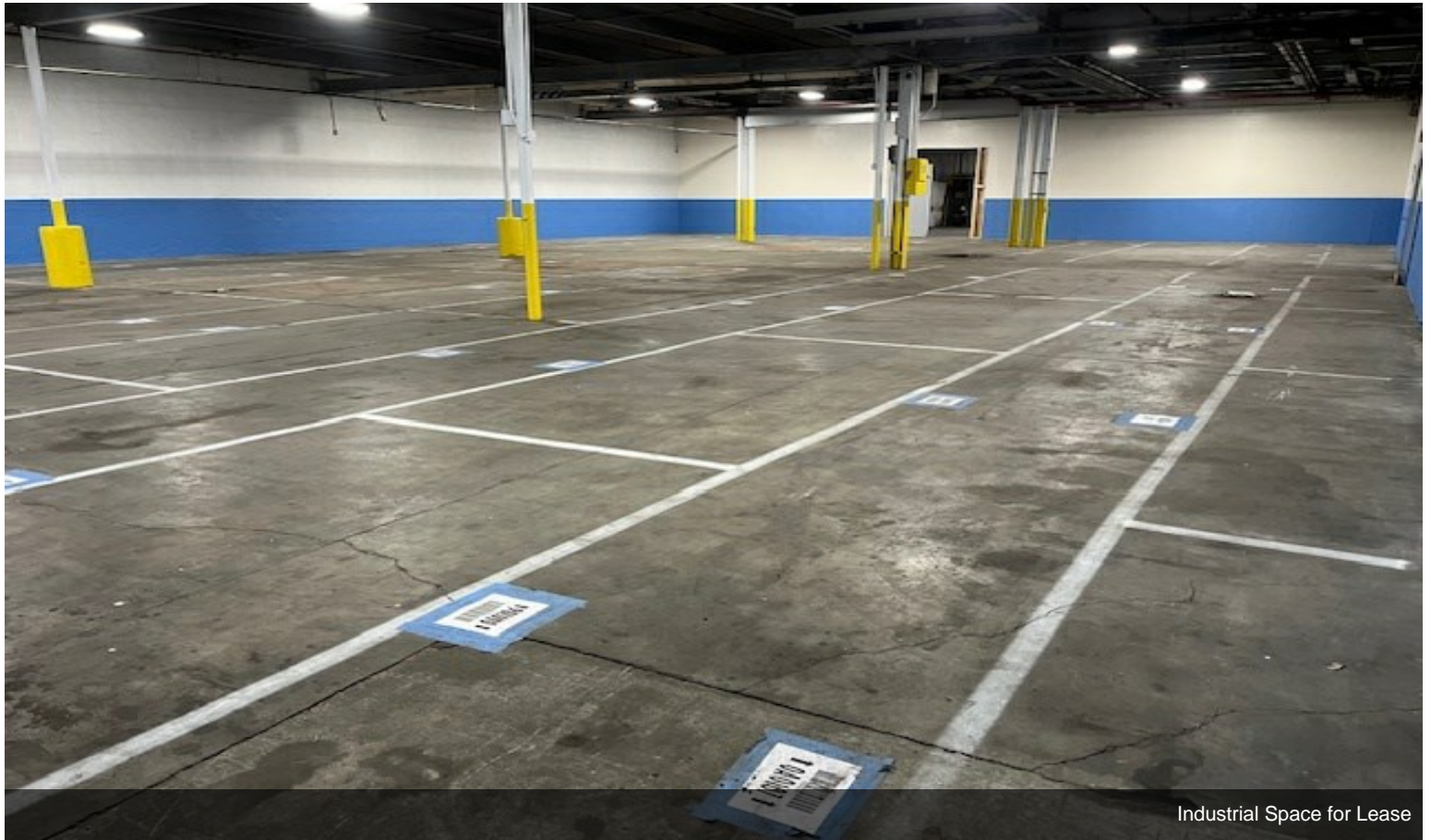


Industrial Space for Lease



Industrial Space for Lease

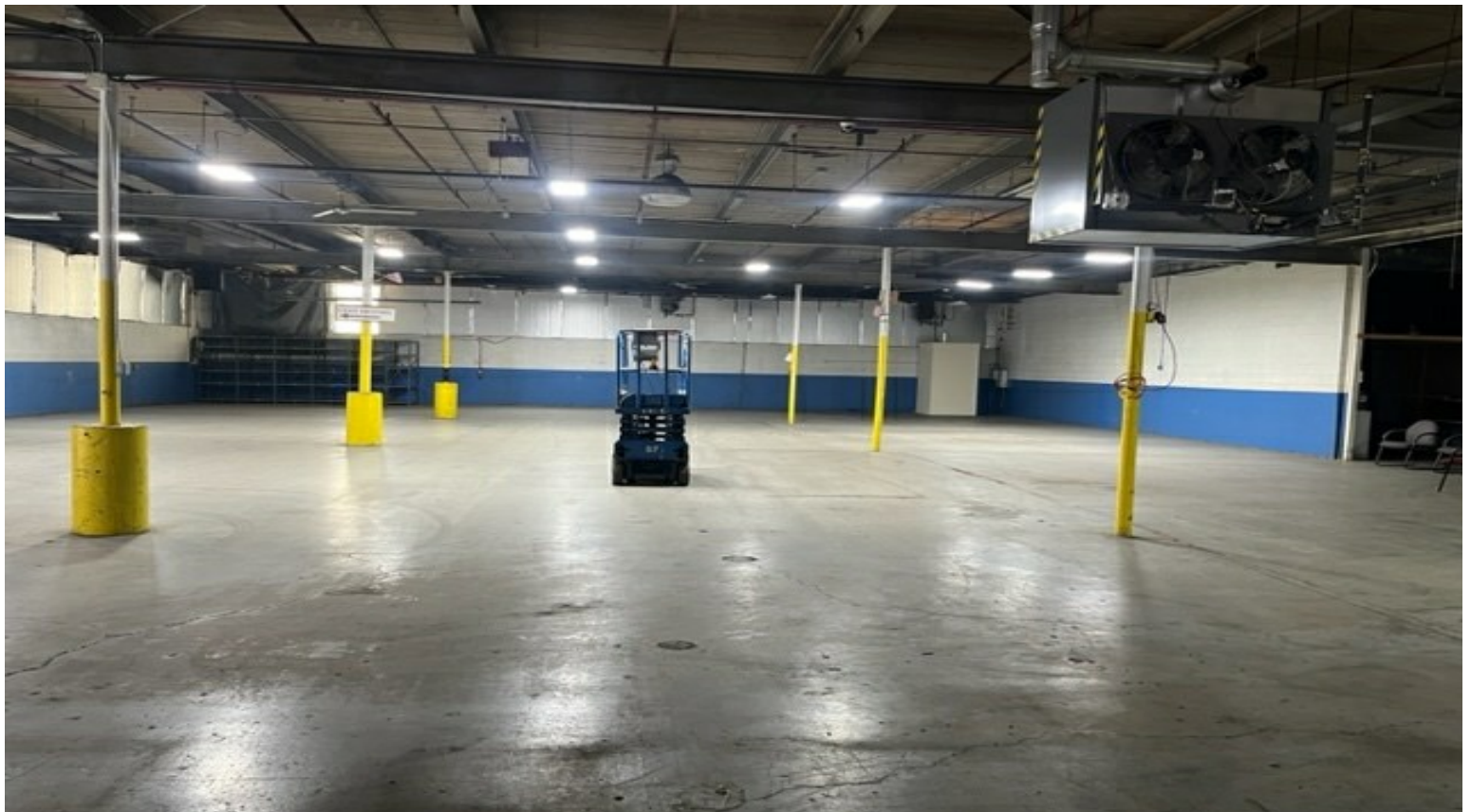
Property Photos



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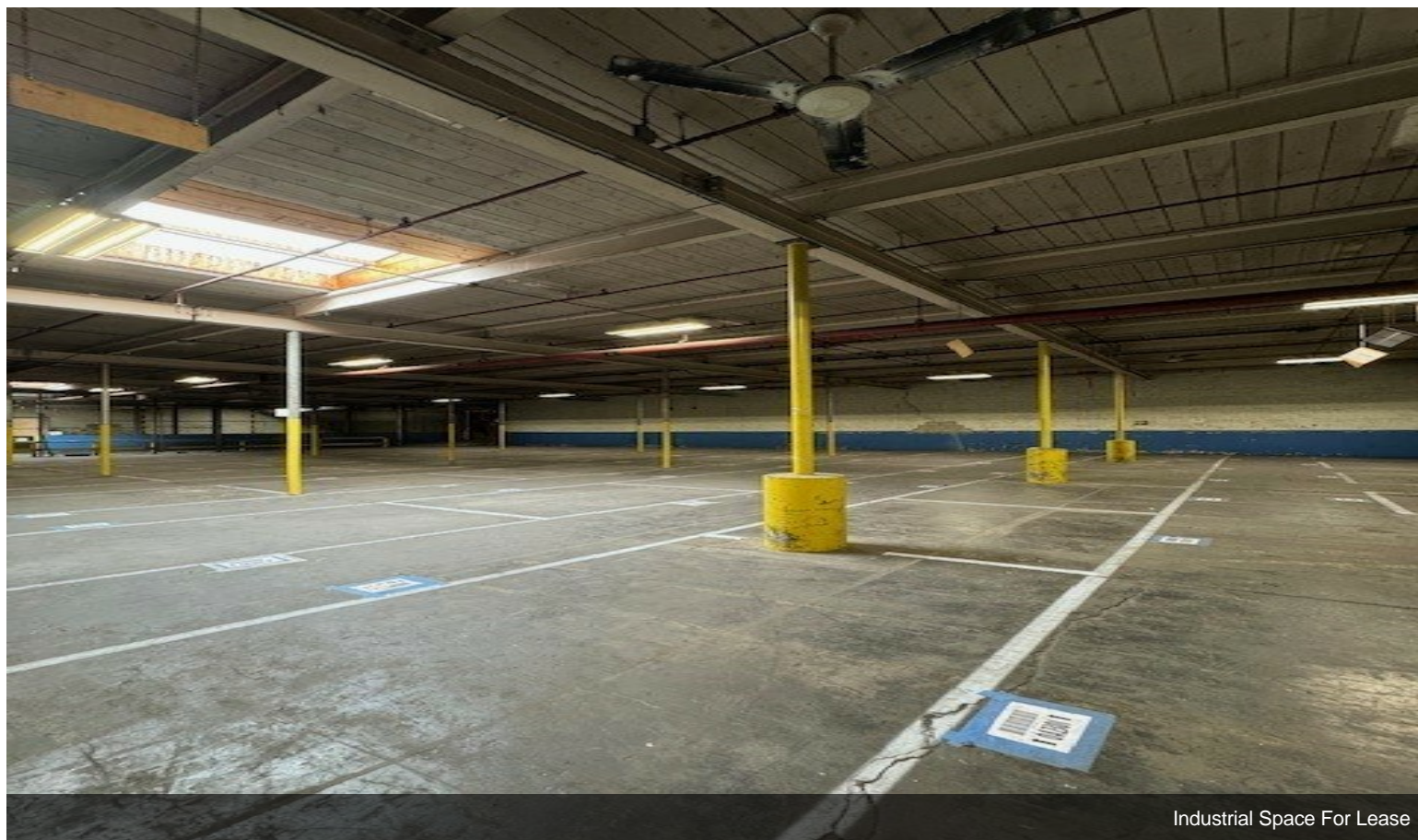
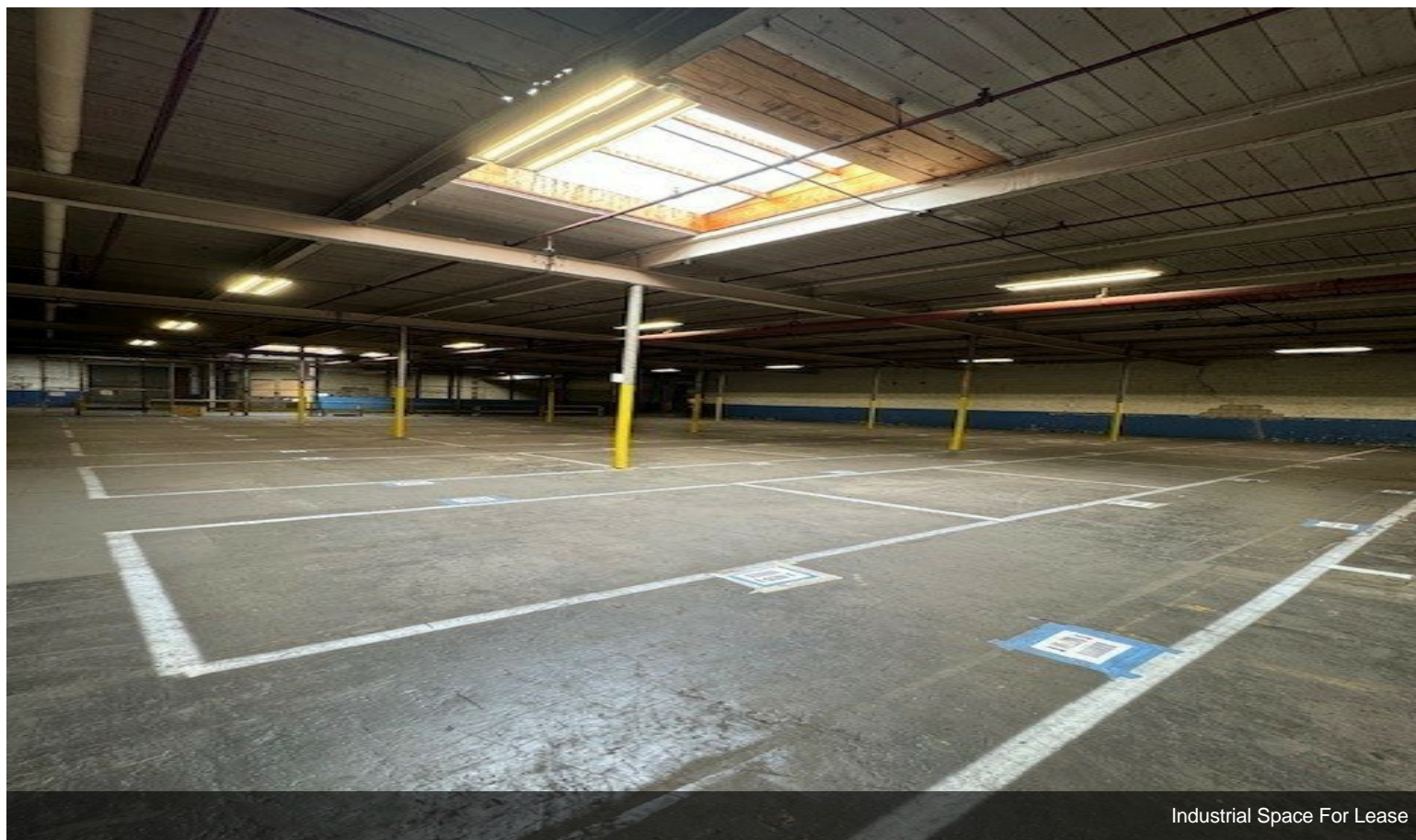


Industrial Space For Lease



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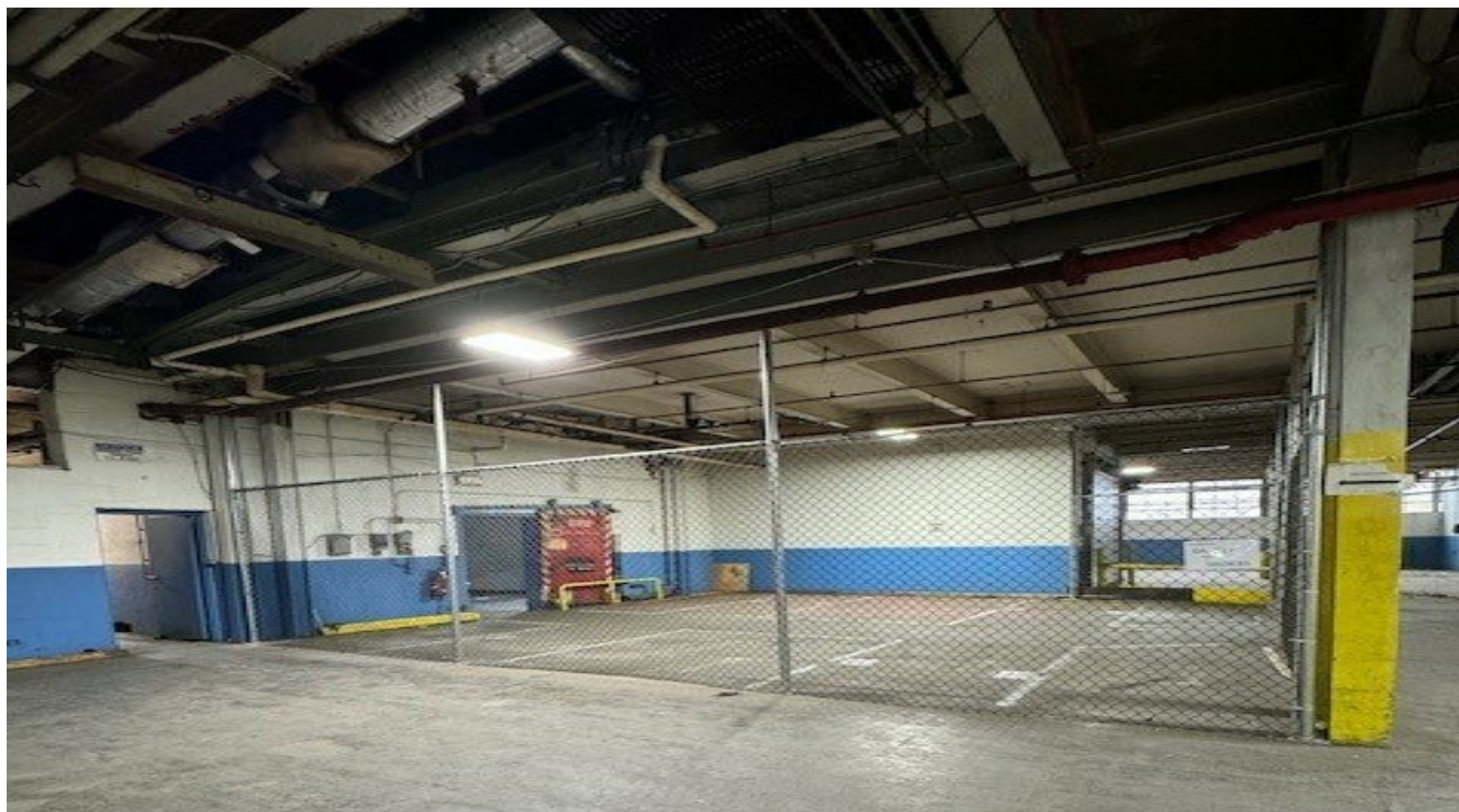
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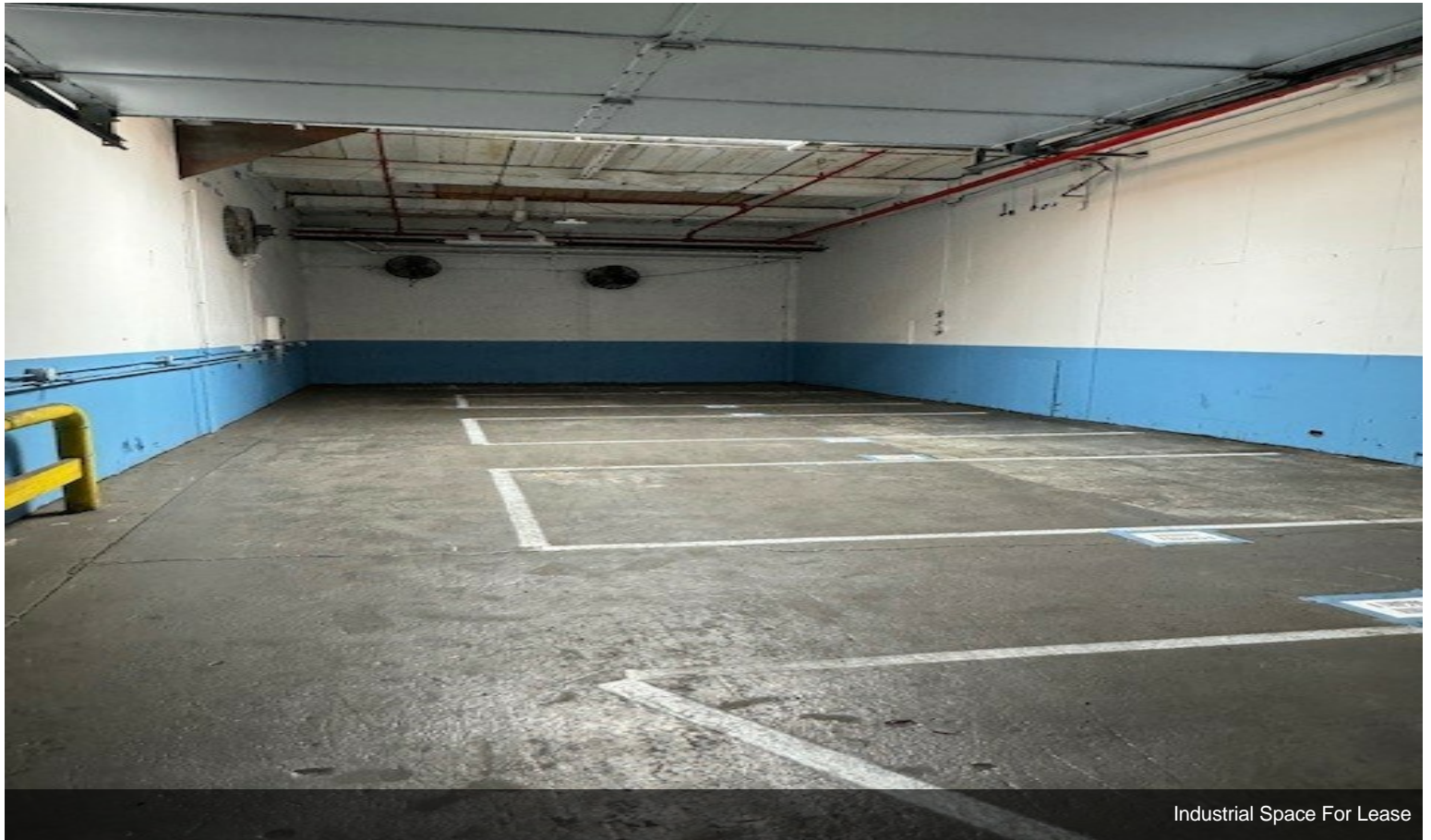


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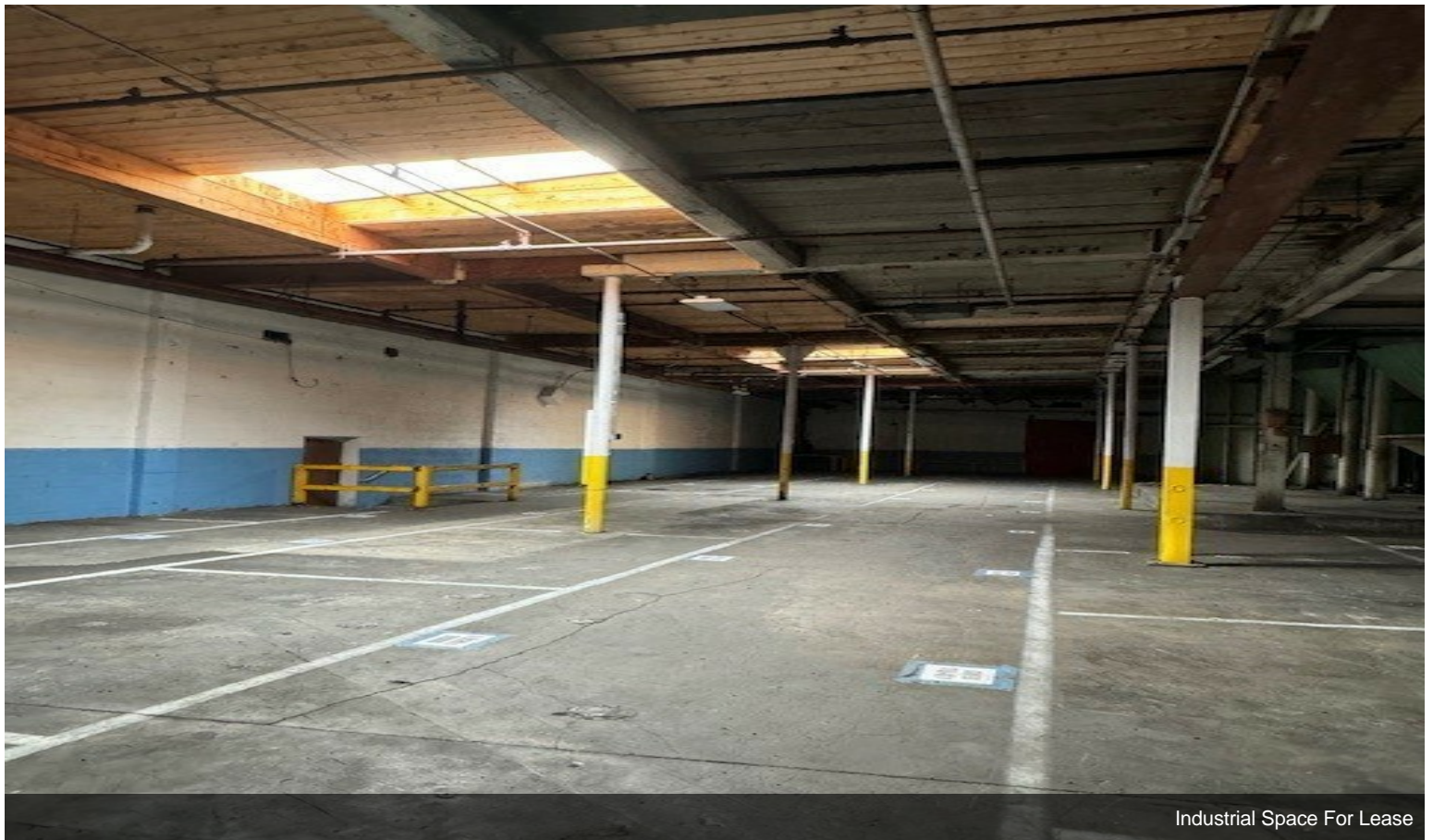


Industrial Space For Lease

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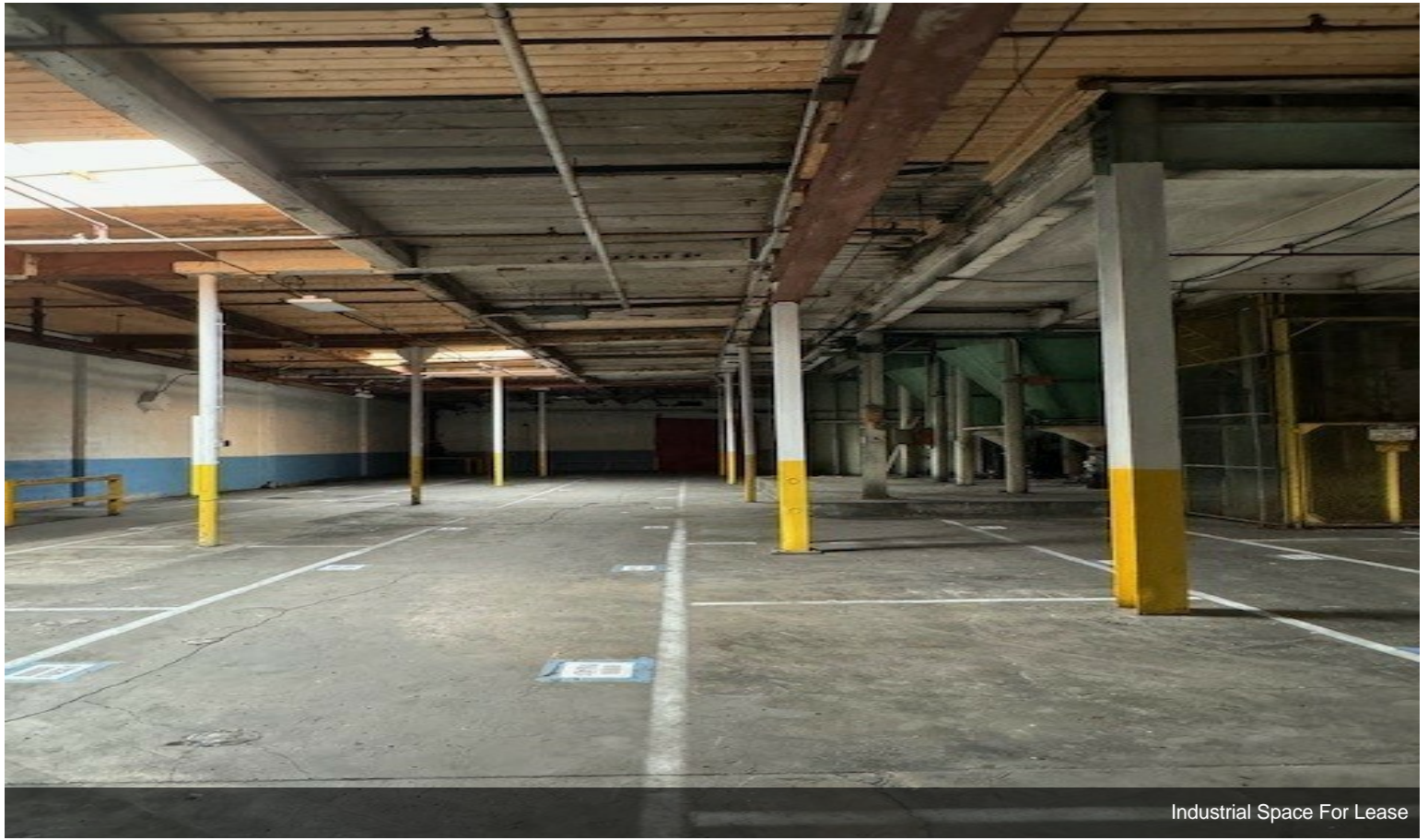


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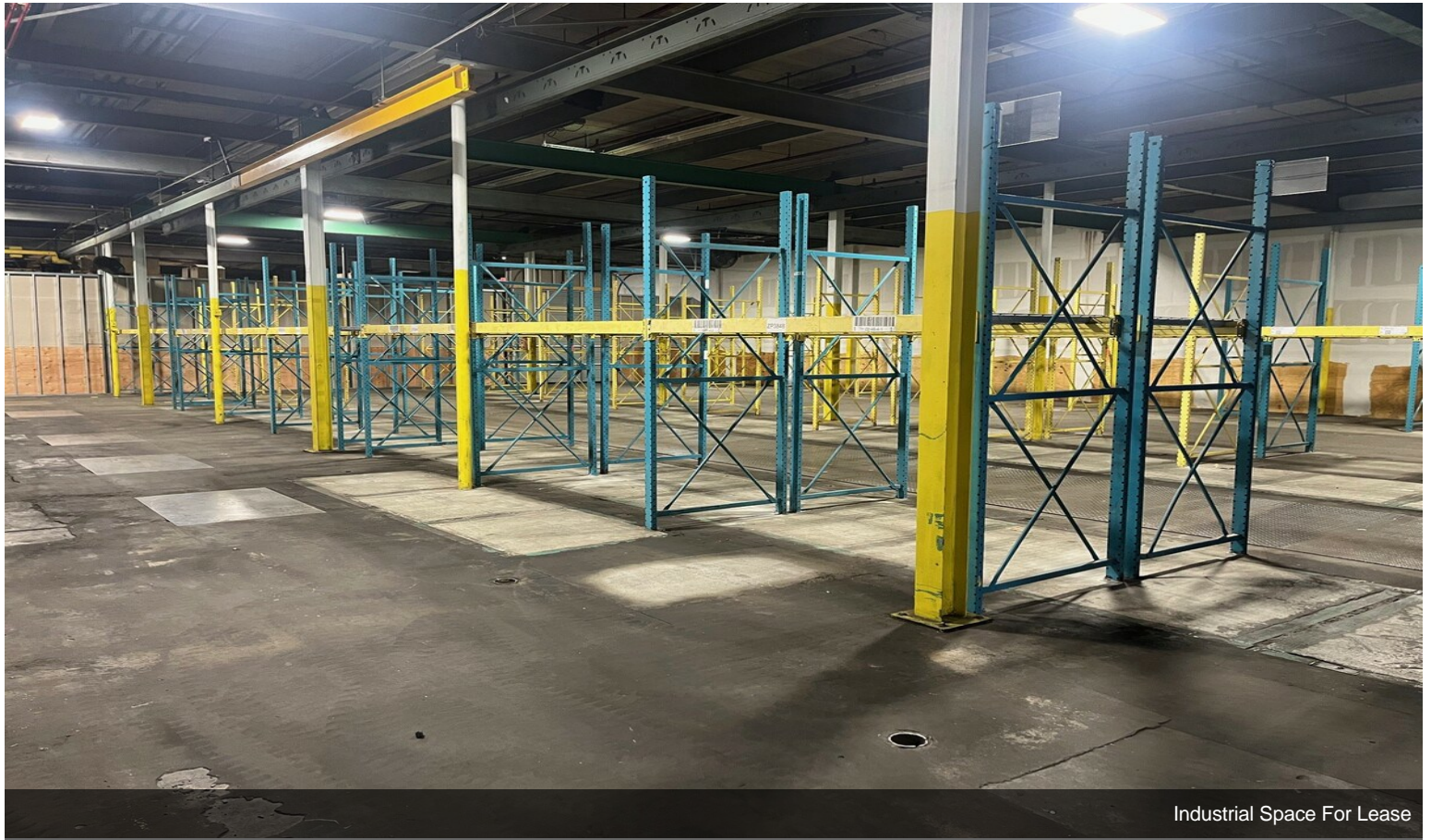


Industrial Space For Lease

Property Photos



Property Photos



Industrial Space For Lease



Aerial Photo

Property Photos

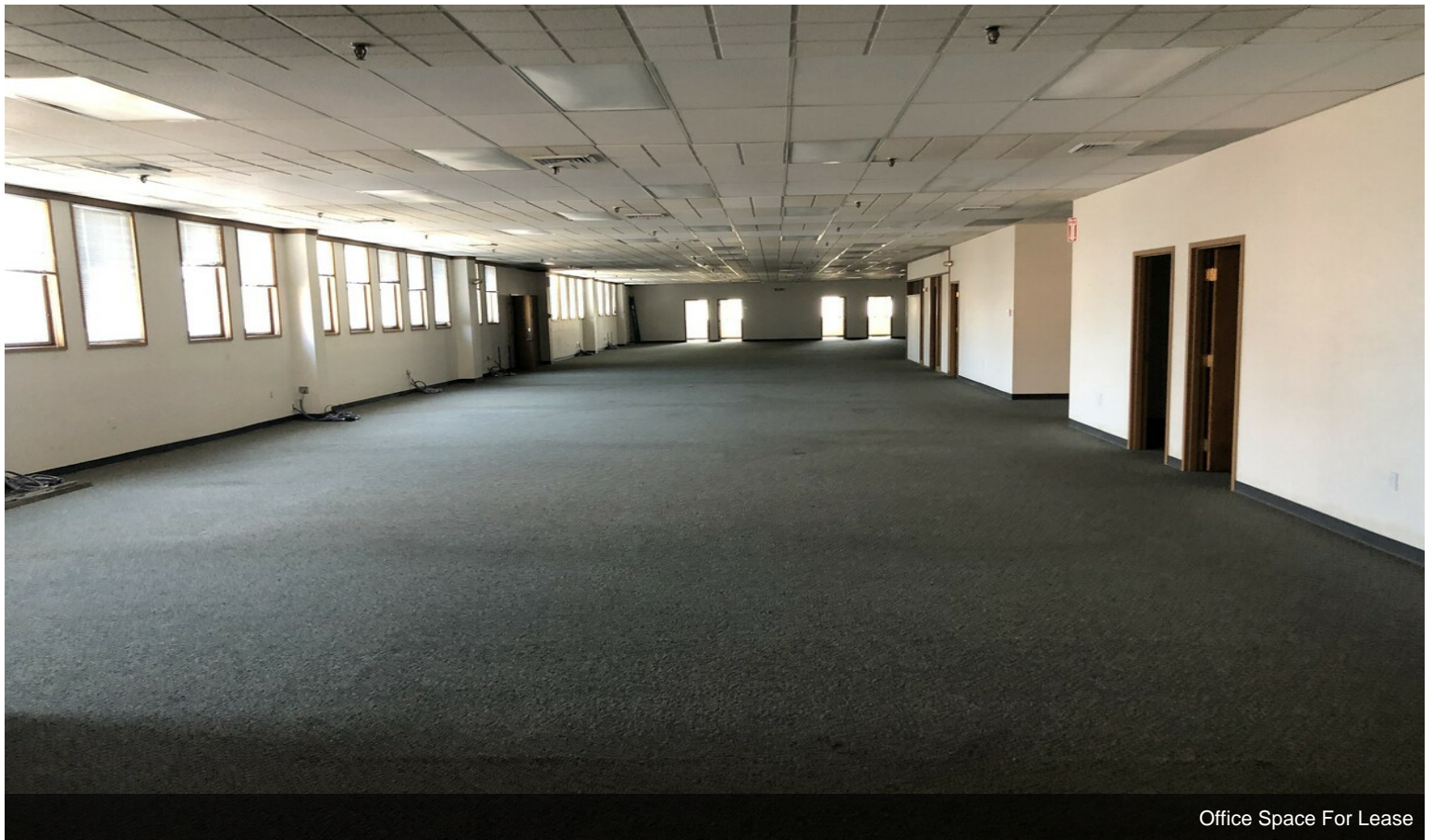
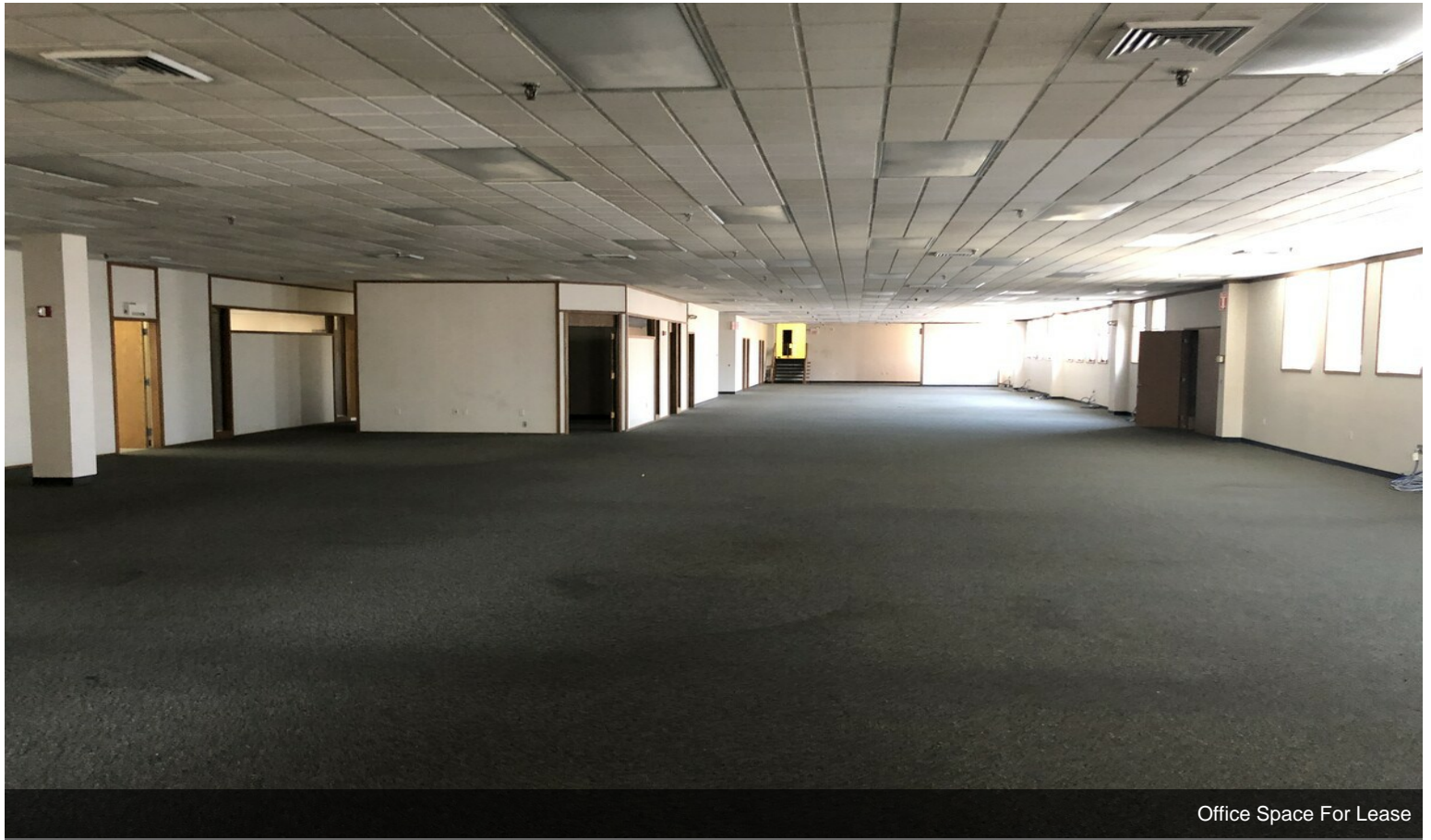


Rear Loading Docks



Front Loading Docks on Grand Avenue

Property Photos



Property Photos



Office Space For Lease



Office Space For Lease

Property Photos



Office Space For Lease



Office Bathroom

Property Photos



Office Bathroom



Building Photo

Property Photos



Property Photos



Property Photos



Building Photo