

# Standalone Warehouse Opportunity

Located in Highland Business Park

100 Maple Ridge Drive  
Cumberland, Rhode Island

±100,000 – 150,351 SF Available



## Property Description

CBRE is pleased to present the availability of a ±150,351 SF standalone industrial opportunity, located in Highland Business Park, at 100 Maple Ridge Drive in Cumberland, Rhode Island. The versatile warehouse facility is conveniently located 1 mile from the Massachusetts and Rhode Island border, 4 miles from I-295, and 6 miles from I-495.

100 Maple Ridge Drive provides excellent highway access to Greater Boston, Providence, Worcester, and Hartford areas. Corporate neighbors include CVS, Colony Hardware, Hart Engineering, Stericycle, Cintas, Neurotech, Ace Endico, Hanna Instruments, and many more.

## Warehouse

100 Maple Ridge Drive | Cumberland, Rhode Island

# Building Specifications

+ Total Building	±150,351 SF	+ Year Built	2001
+ Available SF	±100,000 – 150,351 SF <ul style="list-style-type: none"><li>– Warehouse: ±139,619 SF</li><li>– Office: ±10,732 SF (two story)</li></ul>	+ Parking	±0.53/1,000 SF (80 auto spaces)
+ Land	±14.50 acres	+ Roof	Rubber EPDM (2020)
+ Clear Height	22'3" - 23'2"	+ Zoning	Industrial
+ Column Spacing	39' x 45'	+ Lighting	LED
+ Building Dimensions	267'6" x 542'	+ Power	2,000 amps, 277/480 volts, 3-phase
+ Loading Docks	Ten (10) tailboard loading docks One (1) drive-in ramp	+ Heating	Gas-fired radiant heat and rooftop units
+ Sprinklers	Wet system	+ Utilities <ul style="list-style-type: none"><li>– Gas: Rhode Island Energy</li><li>– Electric: Rhode Island Energy</li><li>– Water/Sewer: Town of Cumberland</li></ul>	

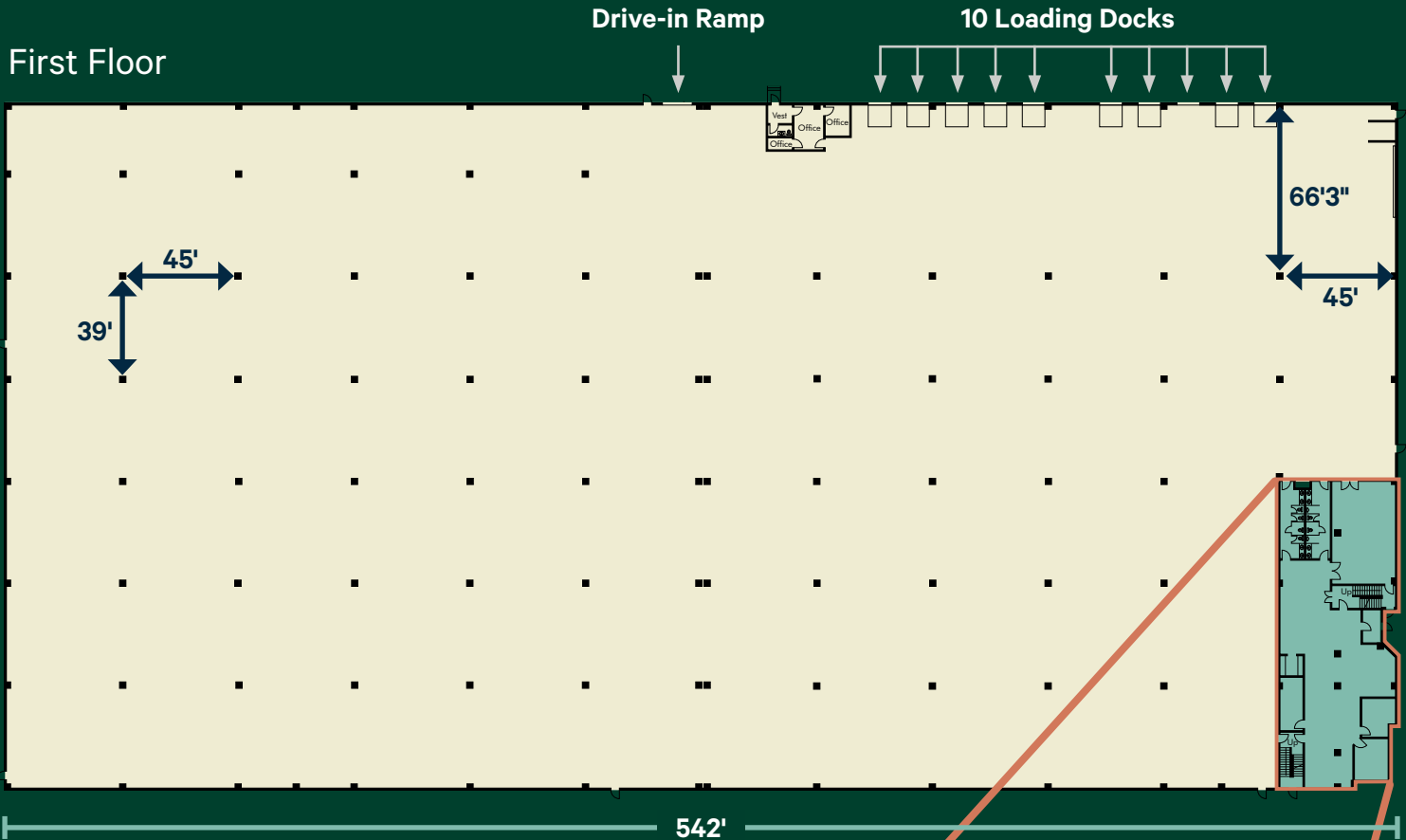
## Site Plan





For Lease


# Floor Plans

 **Warehouse:** ±139,619 SF  **Office:** ±10,732 SF (two story)

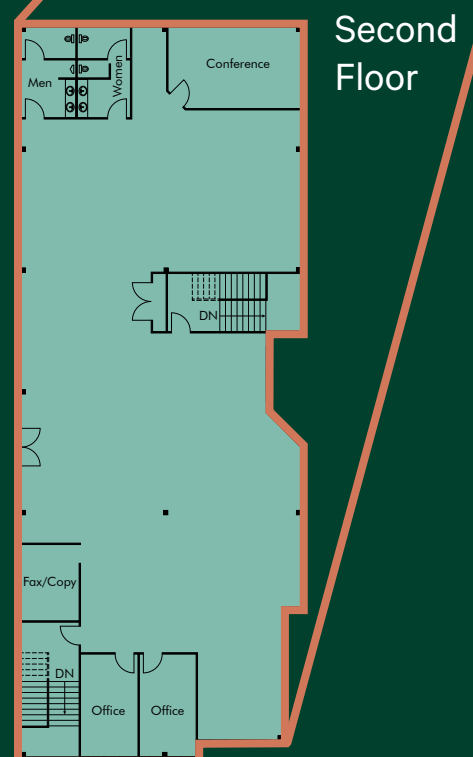


  
4 MILES  
FROM I-295

  
2,000 AMPS  
OF POWER

  
ABILITY TO  
EXPAND

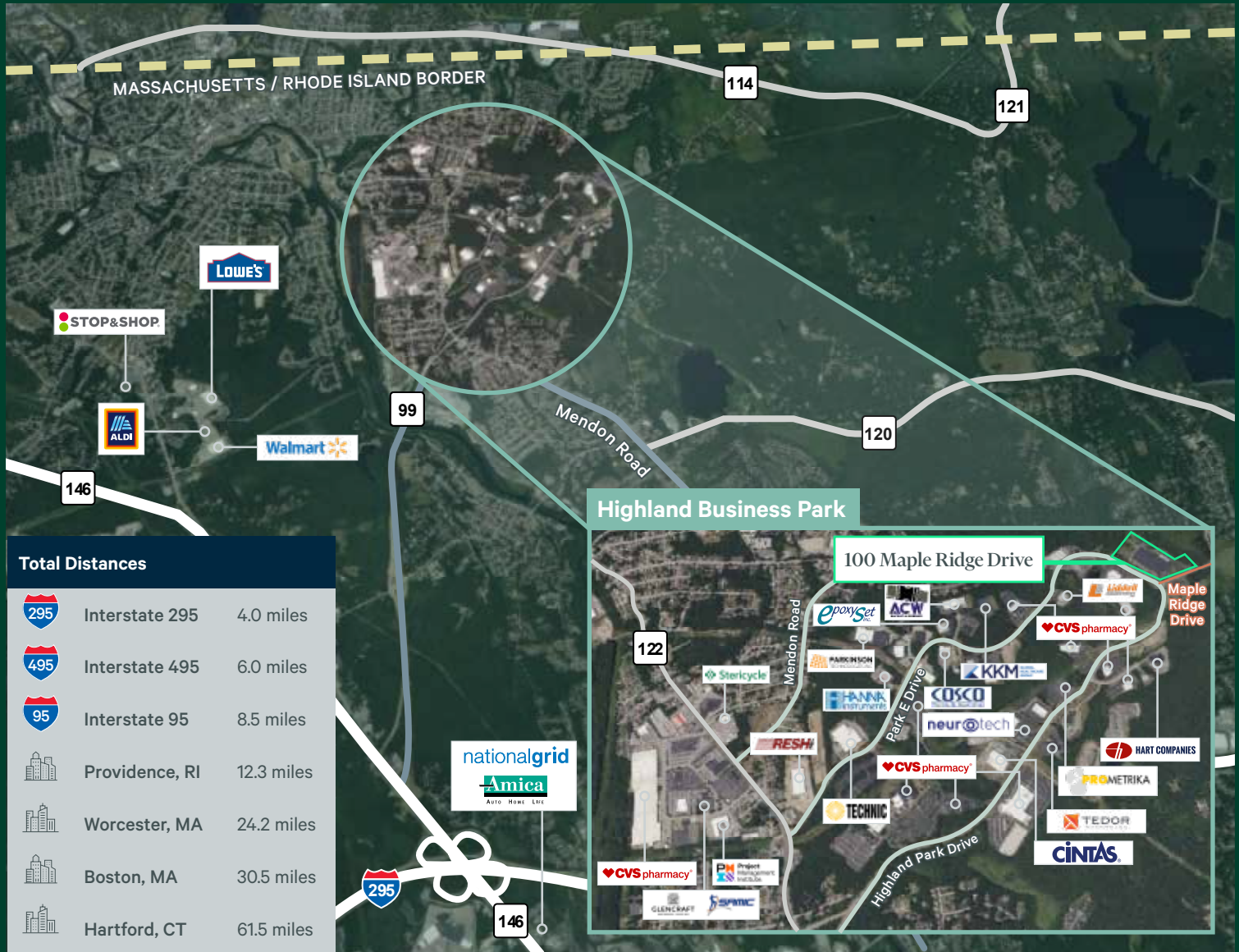
  
10 LOADING  
DOCKS



## Warehouse

100 Maple Ridge Drive | Cumberland, Rhode Island

# For Lease



## Contact Us

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