

INDUSTRIAL INVESTMENT PROPERTY FOR SALE



NET LEASED INVESTMENT OPPORTUNITY

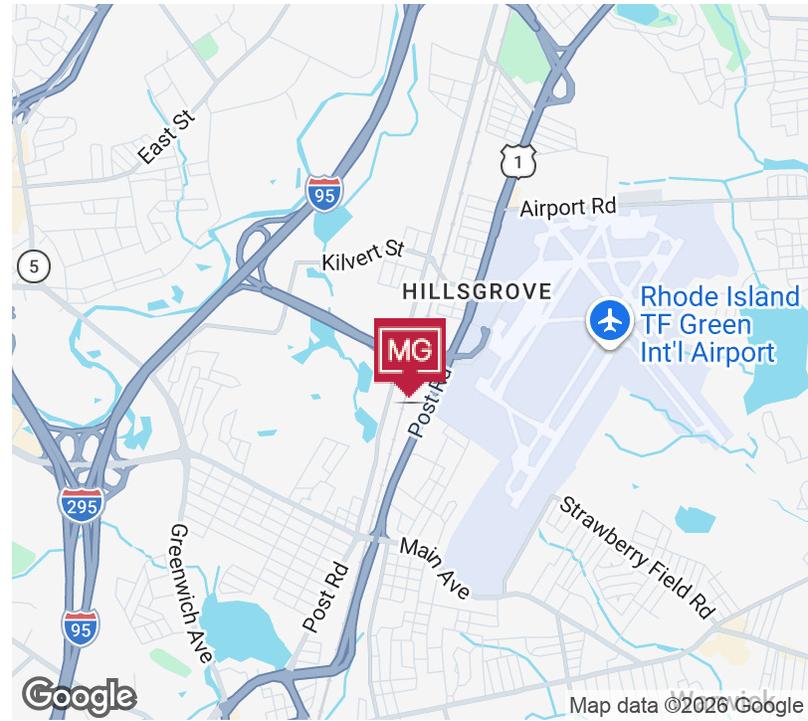
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The subject property consists of a 73,436 SF industrial building, situated on 2.6 acres of land, zoned (GB) General Business and comprised of (3) tenants (plus a rooftop solar tenant). Each tenant has their own loading docks with certain utilities sub-metered. Rents are at market or below market with projected long-term rent growth and turnover upside to the NOI.

PROPERTY HIGHLIGHTS

- 73,436 SF Multi-Tenant Industrial Investment Building
- (3) Tenants - NNN Leases (1 Solar Roof Leaseback)
- Rubber Membrane Roof - Replaced w/Warranty
- Annual Rent Increases - Long Term Rent Growth
- Exceptional Central Location - Near TF Green Airport
- Convenient Highway Access (I-95)

LOCATION DESCRIPTION

The subject property is well located just off the Post Road south of TF Green Airport in Warwick, Rhode Island. This area surrounding the airport is comprised of industrial, retail, office, and hotel type properties. The I-95 ramps are only a few minutes away via the airport connector and its central location provides easy access to all major highway systems, including 95/37/295.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	2.52 Acres
Building Size:	73,436 SF
Zoning:	GB (General Business)
NOI:	\$545,000.00

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