

390 TOLL GATE ROAD

Warwick, RI

CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT OFFERING | \pm 34,000 SF | HOSPITAL ADJACENT | MEDICAL OUTPATIENT BUILDING



89.9%

OCCUPANCY



\$401K

NET OPERATING INCOME



CUSHMAN &
WAKEFIELD

HAYES & SHERRY

HAYESSHERRY.COM

390 TOLL GATE ROAD

Warwick, RI

+34,000 SF MEDICAL OUTPATIENT BUILDING / FOR SALE

LOCATION SUMMARY

Adjacent to Kent Hospital and strategically located along the highly traveled Toll Gate Road in the heart of Warwick, this two-story, ±34,000 SF multi-tenant medical outpatient building offers exceptional accessibility and visibility within the Kent Hospital Medical Corridor. Situated near I-95 and Route 2, it provides convenient access to the surrounding retail, medical, and residential areas. Its proximity to major routes, Warwick Mall, and numerous amenities, combined with being less than 15 minutes from downtown Providence, makes 390 Toll Gate Road a premier opportunity in one of Rhode Island's most active commercial markets.

ASKING PRICE:

Upon Request

PROPERTY FEATURES:

- Two-story, ±34,000 SF multi-tenant building
- ± 3.95 Acres
- Built in 1973 and fully renovated in 2020
- Adjacent to Kent Hospital
- Easy access I-95 (#2 highest volume in RI)
- Ample on-site parking, 6/1,000 SF leased



BROKERS

DAVE LUCIVERO / dlucivero@hayessherry.com / +1 401 273 2068

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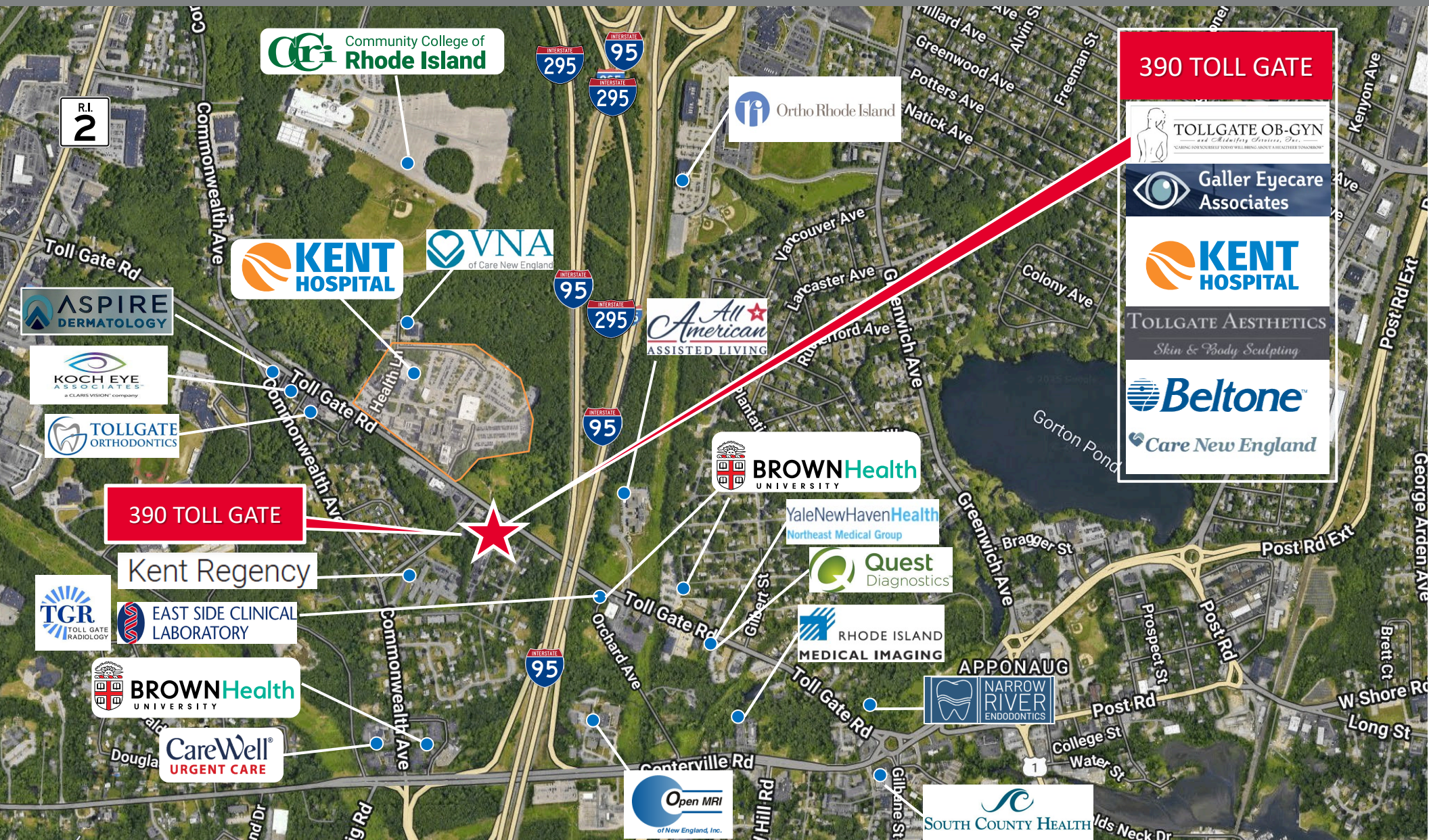


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MEDICAL AERIAL



390 TOLL GATE ROAD

WARWICK, RHODE ISLAND 02886

For Property Inquiries, please contact:

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