

INDUSTRIAL PROPERTY FOR SALE



74 COLLEGE STREET

Warwick, RI 02886

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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

74 College Street is centrally located in the Apponaug area of Warwick, Rhode Island, just southeast of the intersection of Post Road (Route 1), Greenwich Avenue (Route 5) and Centerville Road (Route 117). Just 5 minutes from the southern interchange of I-95, I-295 and Route 113, the property has convenient access to Providence and points north and the southern part of the State.

PROPERTY DESCRIPTION

74 College Street contains a 9,240 SF industrial building situated on 1.48 acres of land and is comprised of 3 separate parcels (Plat 245/Lots 34, 35 and 386). The property contains paved parking and loading areas, and the building contains a 12' high x 10' wide grade level door and a platform with two (2) covered exterior loading docks.

OFFERING SUMMARY

Sale Price:	\$885,000
Building Size:	9,240 SF
Lot Size:	1.48 Acres
Zoning:	WB (Waterfront Business District)

PROPERTY HIGHLIGHTS

- 9,240 SF Industrial Building
- 1.48 Acres of Land
- Two (2) Covered Exterior Loading Docks
- One (1) 12'H x 10' W Grade Level Door
- Paved Parking and Loading Area
- Convenient Access to I-95 and I-295
- Annual Taxes \$13,584.18

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