



**FOR LEASE OR SALE** | **325,119 SF**  
**1159-1193 BROAD ST** | **CENTRAL FALLS, RI**

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*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**NEW TPO ROOF IN 2023**



**SIGNIFICANT RENOVATIONS  
COMPLETED IN 2022 & 2023**



**LARGE, CONTIGUOUS  
WAREHOUSE SPACE IN A DENSELY  
POPULATED REGION**



**AMPLE PARKING AREAS**



**RAIL ACCESS ON SITE**



**CLEAR HEIGHTS UP TO 34'**



**MULTIPLE DOCK  
LOCATIONS WITH  
THE ABILITY TO ADD  
ADDITIONAL DOCKS TO  
SUIT**



**ROOFTOP SOLAR**



# PROPERTY DETAILS

1159-1193 BROAD ST | CENTRAL FALLS, RI

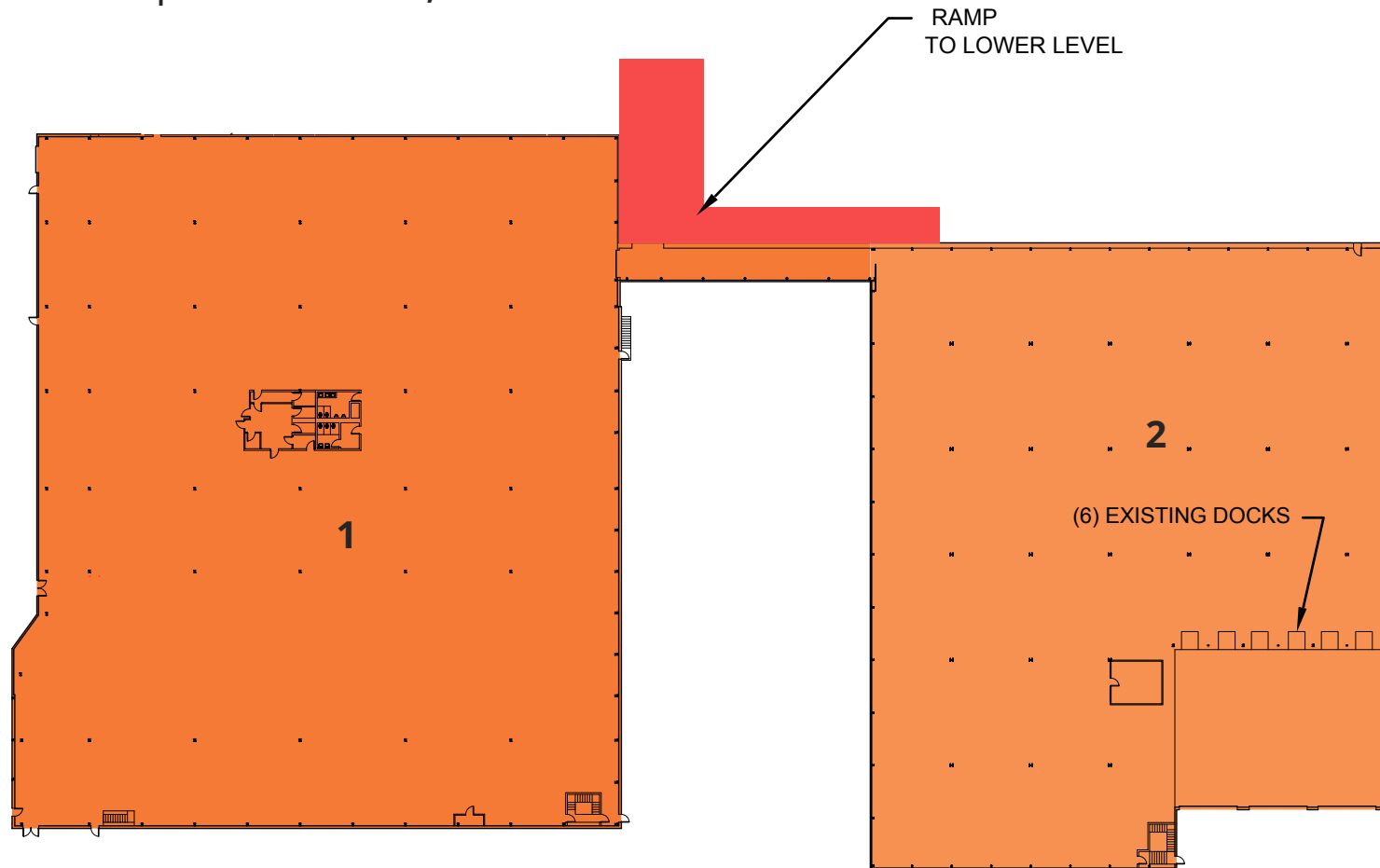
AVAILABLE SPACE	325,119 SF
FLOORS	2
DOCK DOORS	14
DRIVE-IN DOORS	1
CLEAR HEIGHT	11' - 34'
COLUMN WIDTH/DEPTH	Varies
ROOF	New TPO Roof 2023
WALLS	Brick, Metal, & Masonry
FLOORS	Concrete
YEAR BUILT	Renovated in 2023
FIRE SUPPRESSION	ESFR Sprinklers
LIGHTING	New LED lights
POWER	Heavy Power Provided by National Grid
PARKING	300
LAND AREA	9.48 Acres
ZONING	M2: Heavy Industrial
RAIL	Yes

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI



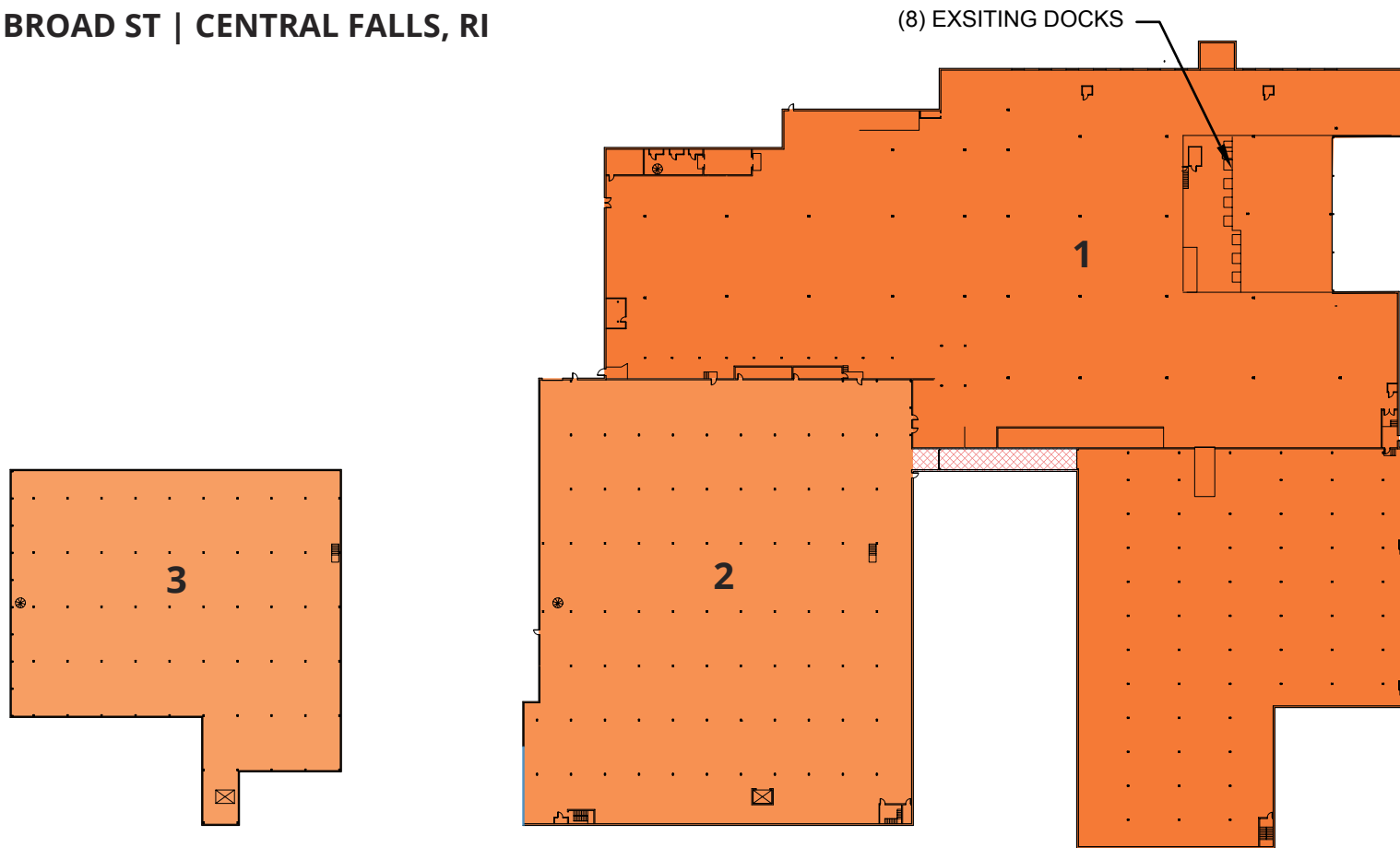
## UPPER LEVEL

NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	22'	32' x 40'	63,424 SF
2	20' 2"	30' x 40'	44,611 SF
<b>TOTAL</b>			<b>108,035 SF</b>



# FLOOR PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI



NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	18' 1" - 34'	VARIABLES	126,770 SF
2	10' 9"	20' x 40'	58,533 SF
3	N/A	20' x 30'	31,781 SF
<b>TOTAL</b>			<b>217,084 SF</b>

**LOWER LEVEL**



# SITE PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI

8 EXISTING DOCKS

6 EXISTING DOCKS



# LOCATION MAP

1159-1193 BROAD ST | CENTRAL FALLS, RI

<b>NORTH CENTRAL STATE AIRPORT</b>	<b>6 MILES</b>
<b>PROVIDENCE</b>	<b>7 MILES</b>
<b>BOSTON</b>	<b>45 MILES</b>
<b>HARTFORD</b>	<b>92 MILES</b>
<b>NEW YORK CITY</b>	<b>188 MILES</b>

