

LAB/LIFE SCIENCE INVESTMENT PROPERTY FOR SALE



## TRIPLE NET LEASED INVESTMENT OPPORTUNITY

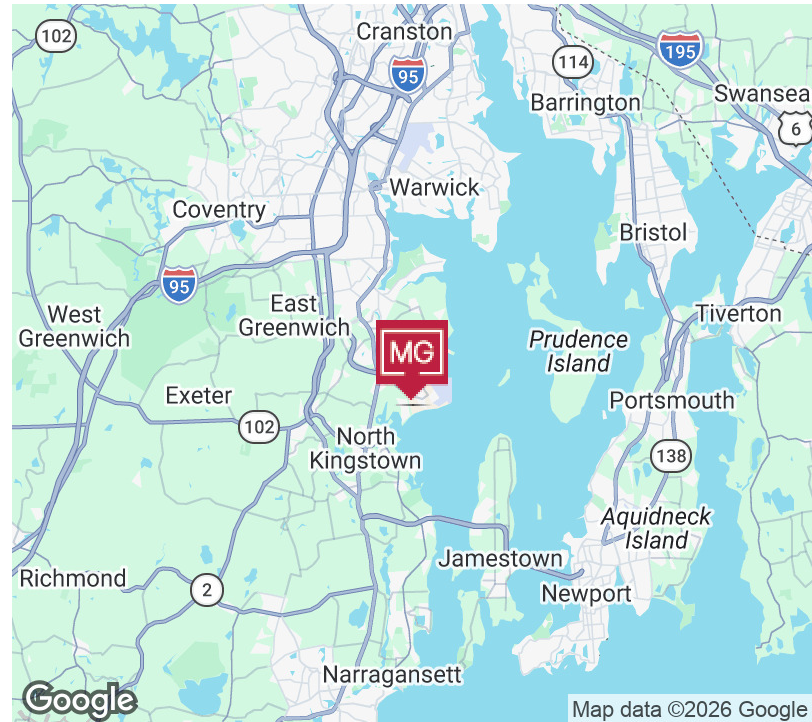
211 Circuit Drive, North Kingstown, RI 02852

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

211 Circuit Drive is a two-story, 50,000 SF +/- laboratory/life science building situated on 3.75 acres and comprised of a single tenant. The tenant, Dominion Diagnostics (a certified and accredited national medical laboratory), has occupied the building, which serves as their headquarters, since its construction in 2001. Built in 2001, with an addition constructed in 2006-2007, the building contains a mixture of modern office and laboratory space, two (2) generators and a 2,000-lb freight elevator. The property contains ample onsite parking with 165 parking spots.

## LOCATION DESCRIPTION

211 Circuit Drive is a 3.75-acre property located in the southern portion of Quonset Business Park in North Kingstown, Rhode Island. Widely regarded as the state's premier business and industrial park, Quonset is home to more than 260 companies and offers world-class transportation and utility infrastructure. Situated on Narragansett Bay and adjacent to the Port of Davisville, Rhode Island's leading public port, the property provides convenient access to Route 4 and I-95, connecting easily to Providence and points north, as well as Newport and points south.

## OFFERING SUMMARY

Sale Price:	\$11,900,000
Building Size:	50,000 SF
Lot Size:	3.75 Acres
Zoning:	QBPD (Quonset Business Park District)
NOI:	\$1,158,836.98
Cap Rate:	9.74%

## PROPERTY HIGHLIGHTS

- 50,000 SF +/- Laboratory/Life Science Building
- Situated on 3.75 Acres
- Fully Leased by Dominion Diagnostics
- 165 Parking Onsite Parking Spots
- Premier Quonset Business Park Location
- NNN Leased Investment Opportunity

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