



# FOR SALE

## 41,474 SF INDUSTRIAL BUILDING

7 HEMINGWAY DRIVE | RIVERSIDE, RI 02915



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 7 Hemingway Drive, Riverside for sale. This 41,474 SF industrial facility on 2.27 acres features a functional lower level, 2 freight elevators, 2 docks and 2 drives. Ideally located with excellent highway access, this property is perfect for manufacturing, storage and distribution.

### PROPERTY HIGHLIGHTS

- 41,474 SF industrial facility on 2.27 acres
- Less than 1.5 miles to I-195
- Dual level layout; first floor & lower level
- Two 5,000 LB freight elevators
- Ideal for manufacturing, storage and distribution

### OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	2.27 Acres
Building Size:	41,474 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	517	3,010
Total Population	382	1,217	6,939
Average HH Income	\$88,387	\$86,384	\$94,272

ZACH PASQUIN

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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)





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**\$5,500,000**

### BUILDING SPECIFICATIONS

Building Size	41,474 SF
Warehouse	39,524 SF
Office Space	1,950 SF
Clear Height	12' 11"
Docks	2 @ 10' x 10'
Interior Drives	2 @ 8' x 10'
Freight Elevators	2 @ 5,000 lbs
Year Built	1991

### MECHANICAL/UTILITIES

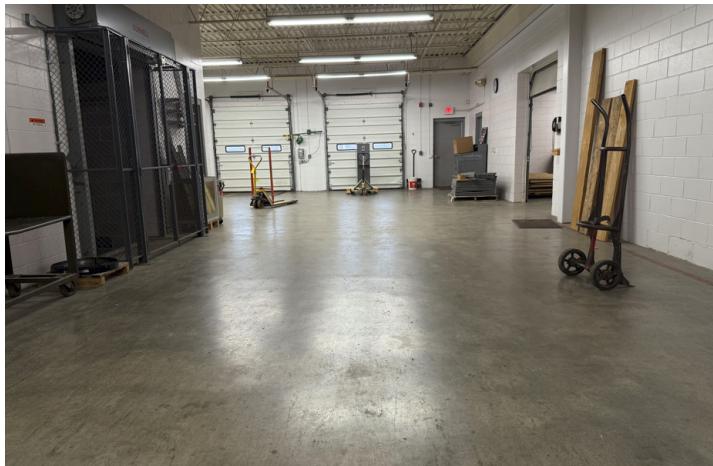
Power	800A, 600V, 3 Phase
Heat	Gas
Lighting	LED
Sprinklers	Wet
Water/Sewer Company	City
Electric Company	Rhode Island Energy

### LAND

Lot Size	2.27 Acres
Parking Ratio	2.08/1,000 SF
Zoning	I2

### TAXES

Tax PSF	\$0.58
Mill Rate	20.63
Year Assessed	2025
Assessed Value	\$1,133,100



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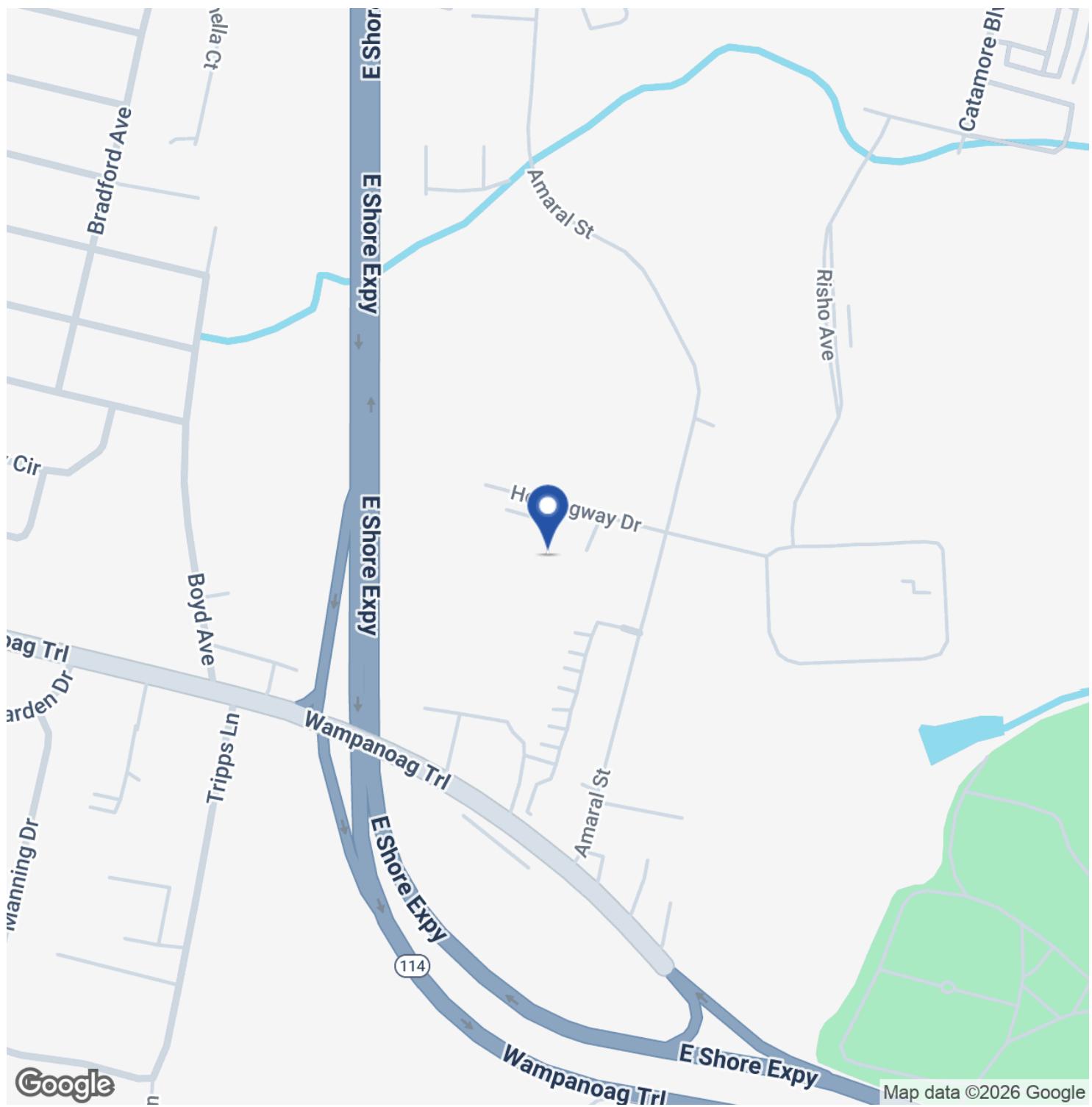




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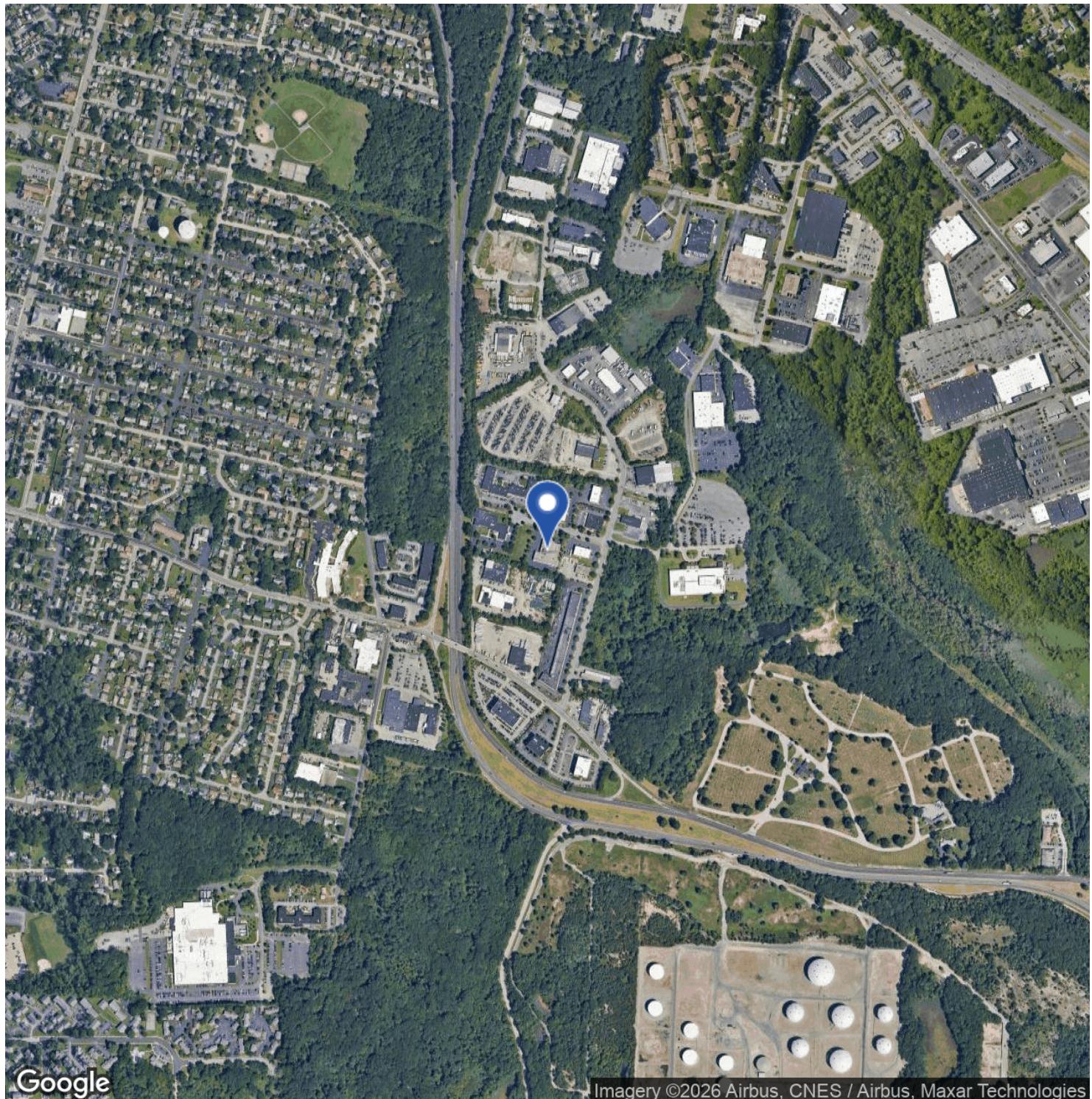
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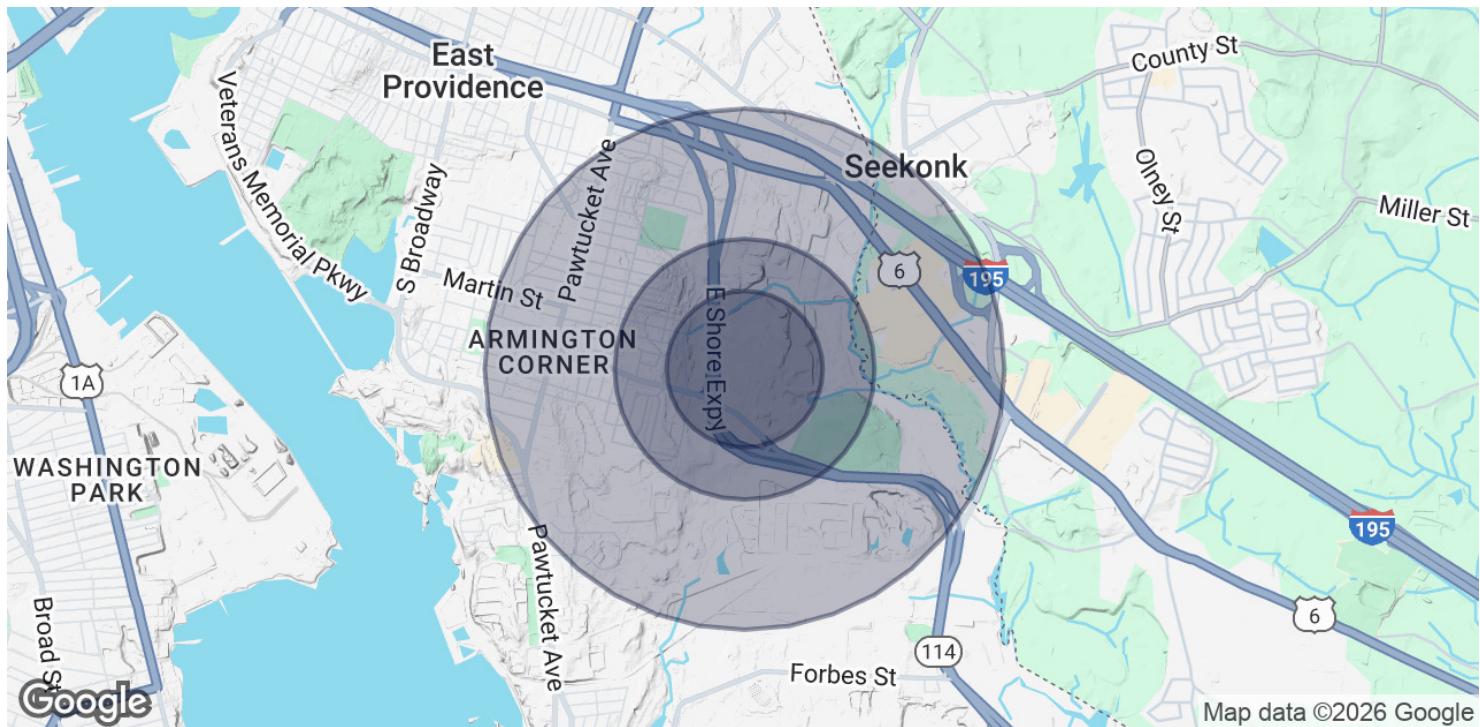
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	382	1,217	6,939
Average Age	45	46	45
Average Age (Male)	42	43	43
Average Age (Female)	47	49	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	517	3,010
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$88,387	\$86,384	\$94,272
Average House Value	\$389,612	\$375,217	\$379,857

*Demographics data derived from AlphaMap*

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