



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
860.373.1158
pasquin@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

41,474 SF INDUSTRIAL BUILDING

7 HEMINGWAY DRIVE | RIVERSIDE, RI 02915



\$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

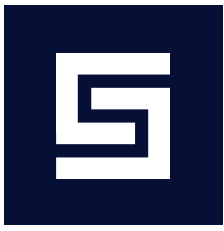
Tax PSF	\$0.58
Mill Rate	20.63
Year Assessed	2025
Assessed Value	\$1,133,100

ZACH PASQUIN
860.373.1158
pasquin@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

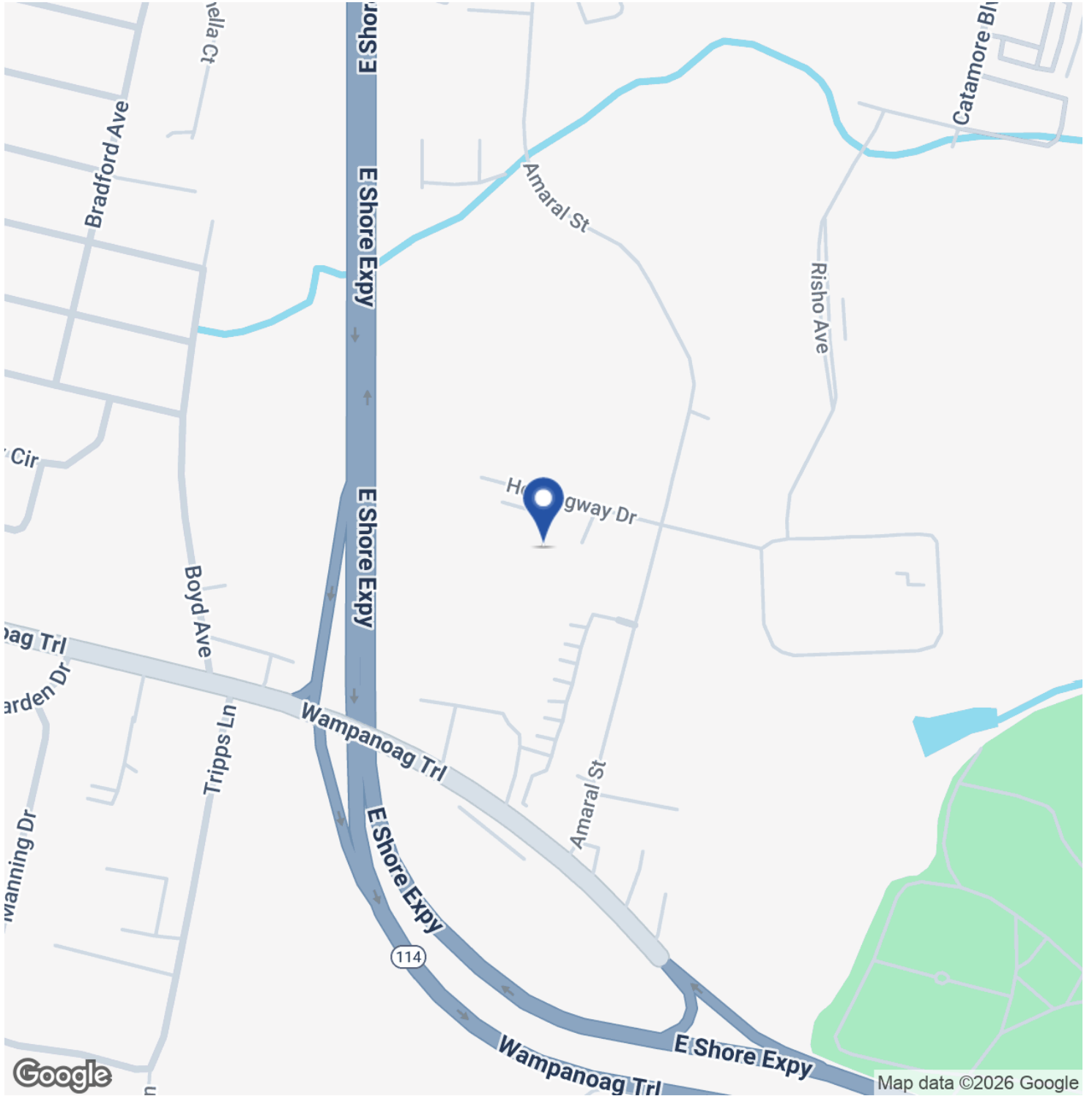
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

41,474 SF INDUSTRIAL BUILDING

7 HEMINGWAY DRIVE | RIVERSIDE, RI 02915



ZACH PASQUIN

860.373.1158

pasquin@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

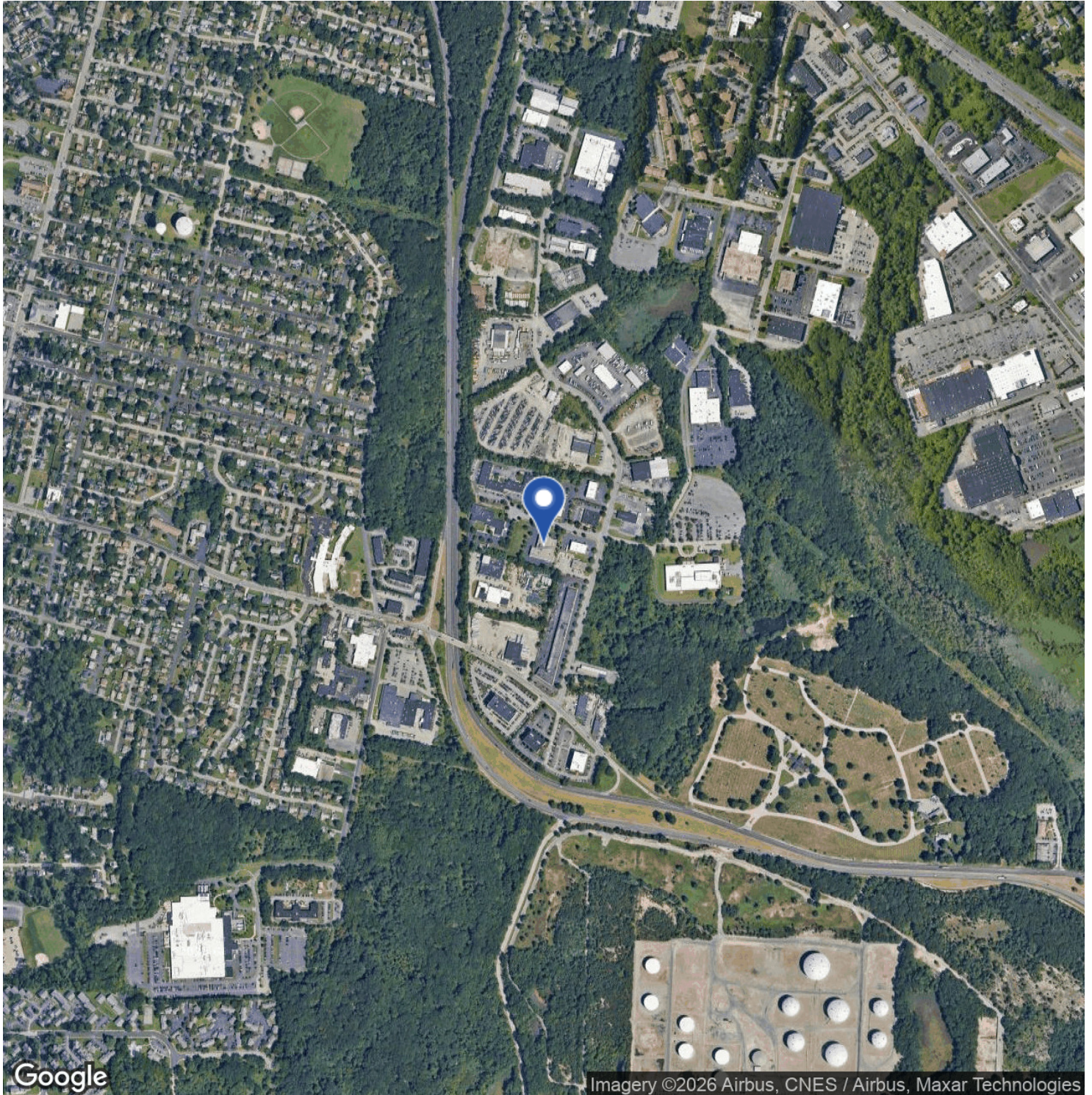
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

41,474 SF INDUSTRIAL BUILDING

7 HEMINGWAY DRIVE | RIVERSIDE, RI 02915



ZACH PASQUIN
860.373.1158
pasquin@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

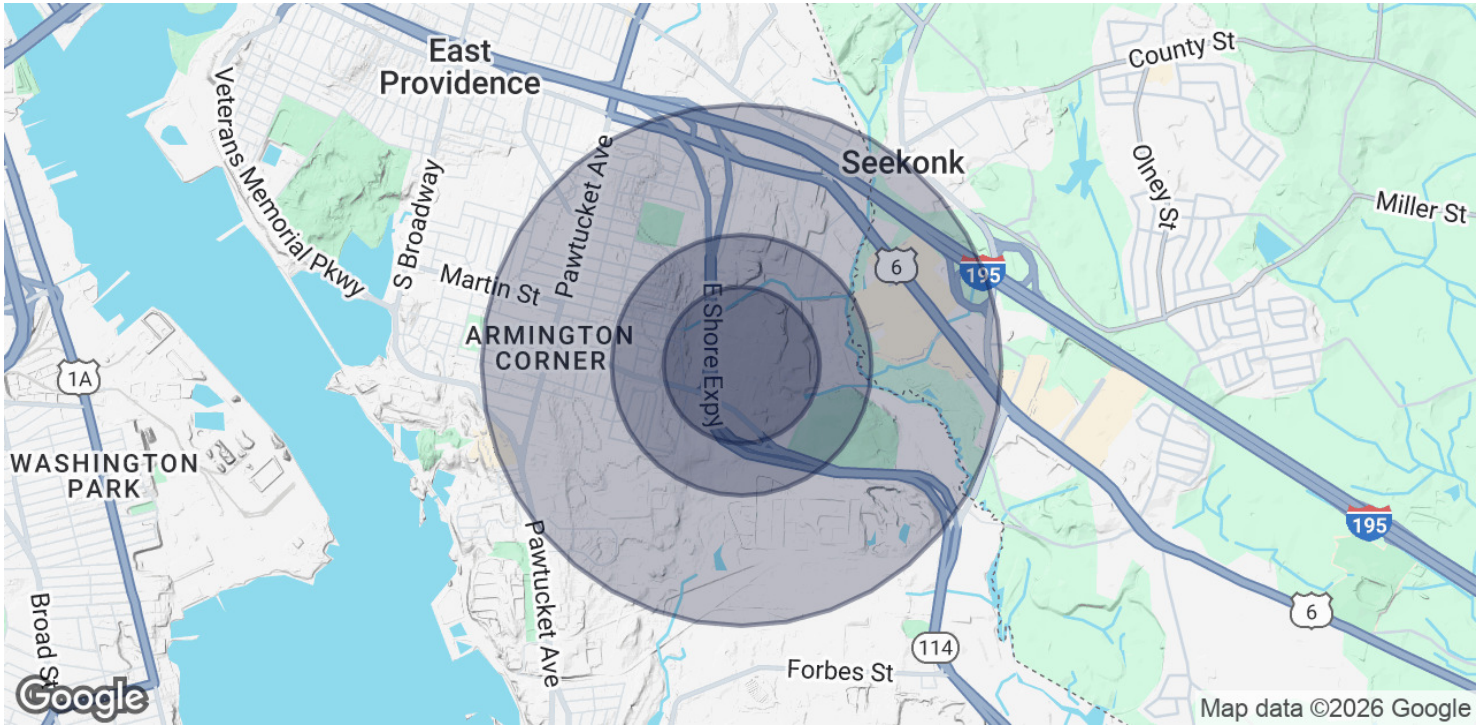
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

41,474 SF INDUSTRIAL BUILDING

7 HEMINGWAY DRIVE | RIVERSIDE, RI 02915



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

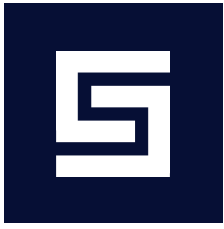
Demographics data derived from AlphaMap

ZACH PASQUIN
860.373.1158
pasquin@sentrycommercial.com



SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

41,474 SF INDUSTRIAL BUILDING

7 HEMINGWAY DRIVE | RIVERSIDE, RI 02915



ZACH PASQUIN

Industrial Specialist

Direct: 860.373.1158
pasquin@sentrycommercial.com

ZACH PASQUIN
860.373.1158
pasquin@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.