

INDUSTRIAL SPACE FOR LEASE



124 MAPLE STREET

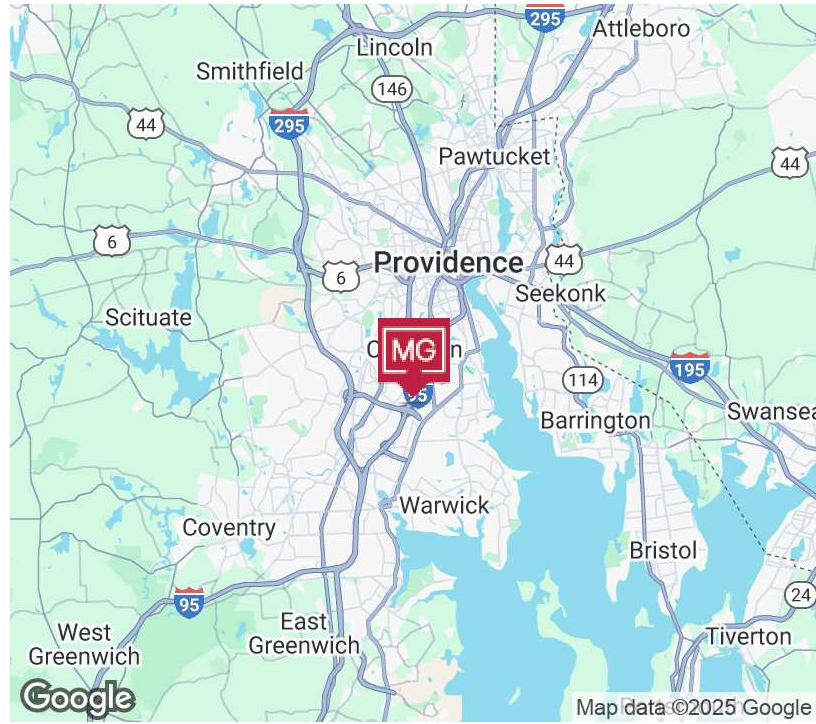
Warwick, RI 02888

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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

124 Maple Street is conveniently located in Warwick, Rhode Island off of Jefferson Boulevard, which has long been considered a premier location in the central part of the state. Within close proximity to the confluence of I-95 (Exit 31)/Route 37/I-295, the property is only 10 minutes south of Downtown Providence. All amenities are nearby and TF Green Airport is located only 1.5 miles away.

PROPERTY DESCRIPTION

124 Maple Street is a 22,294 SF industrial building with 21,160 SF of industrial space available for lease. The space is fully sprinklered and contains one (1) loading dock, two (2) grade level doors and a ten (10) ton crane. Clear ceiling heights range from 14' to 19', and the building is ideal for manufacturing, warehouse and storage uses.

PROPERTY HIGHLIGHTS

- 21,160 SF Warehouse/Manufacturing Space
- One (1) Loading Dock
- Two (2) Grade Level Doors
- Ten (10) Ton Crane
- Three (3) Phase Power, 1,200 Amps, 480 Volts
- Convenient Access to I-95/Route 37
- All Amenities Nearby/TF Green Airport/AMTRAK Station

OFFERING SUMMARY

Building Size:	22,294 SF
Lot Size:	1.04 Acres
Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	21,160 SF
Zoning:	LI (Light Industrial)

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