



## 95 Grand Ave

95 Grand Ave, Pawtucket, RI 02861



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## 95 Grand Ave

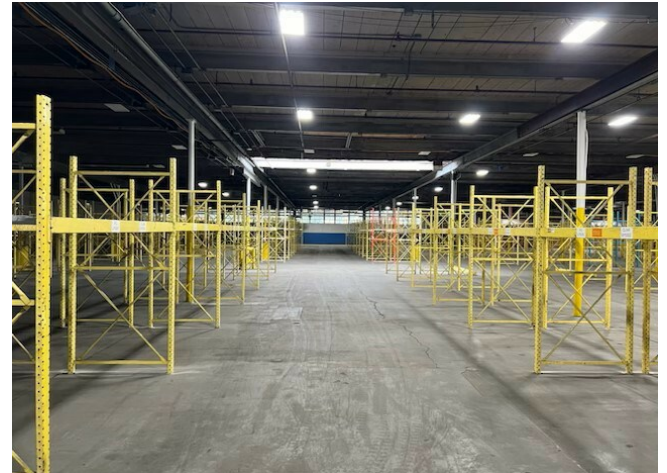
\$6.95 /SF/YR

95 Grand Avenue is an industrial building located across from Hasbro Inc.'s World Headquarters and Newport Avenue in Pawtucket, RI. The property offers a convenient location only 2 miles from I-95, 6 miles from Downtown Providence and 42 miles from Boston.

The pricing is some of the most competitive for industrial space in the Greater Providence area. The property is ideal for warehouse, distribution and light manufacturing uses. Lifestyle uses including fitness centers, gyms and sports facilities will be considered.

Tenants include Wire & Plastic Machinery Corp., Future...

- Attractively Priced Warehouse and Distribution Space
- 18-Foot Ceilings
- Heavy Power
- Large On-Site Parking Lot
- LED Lighting
- Small to Large Spaces Available



Rental Rate:	\$6.95 /SF/YR
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Total Space Available:	59,400 SF
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Max. Contiguous:	50,400.00 SF
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Property Type:	Industrial
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Property Subtype:	Manufacturing
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Rentable Building Area:	400,000 SF
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Year Built:	1930
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Rental Rate Mo:	\$0.58 /SF/MO
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### 1st Floor

Space Available	30,000 SF
Rental Rate	\$6.95 /SF/YR
Contiguous Area	50,400 SF
Date Available	Now
Service Type	Plus All Utilities
Office Size	1,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

30,000 square feet of industrial space for lease. Excellent for warehouse, distribution and light manufacturing uses. 17-foot ceilings, LED lighting and access to 4 shared loading docks along Orient Avenue. 1,000 square feet of office space available for \$1,000 per month with industrial space. Can be leased with the 8,400, and 12,000 square foot sections for a total of 50,400 square feet.

### 1st Floor

Space Available	8,400 SF
Rental Rate	\$6.95 /SF/YR
Contiguous Area	50,400 SF
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

8,400 square feet of industrial space for lease. 17-foot ceilings, LED lighting and access to 4 shared loading docks along Orient Avenue. Excellent for warehouse, distribution and light manufacturing uses. Can be leased with 12,000 and 30,000 square foot sections for total of 50,400 square feet.

### 1st Floor

Space Available	12,000 SF
Rental Rate	\$6.95 /SF/YR
Contiguous Area	50,400 SF
Date Available	Now
Service Type	Plus All Utilities
Office Size	200 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

12,000 square feet of warehouse space for lease. 17-foot ceilings, LED lighting, skylights and very easy access to 4 loading docks along Orient Avenue. Excellent for warehouse, distribution and light manufacturing uses. Can be combined with 8,400 and 30,000-square foot spaces for total of 50,400 square feet.

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1st Floor

Space Available	9,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

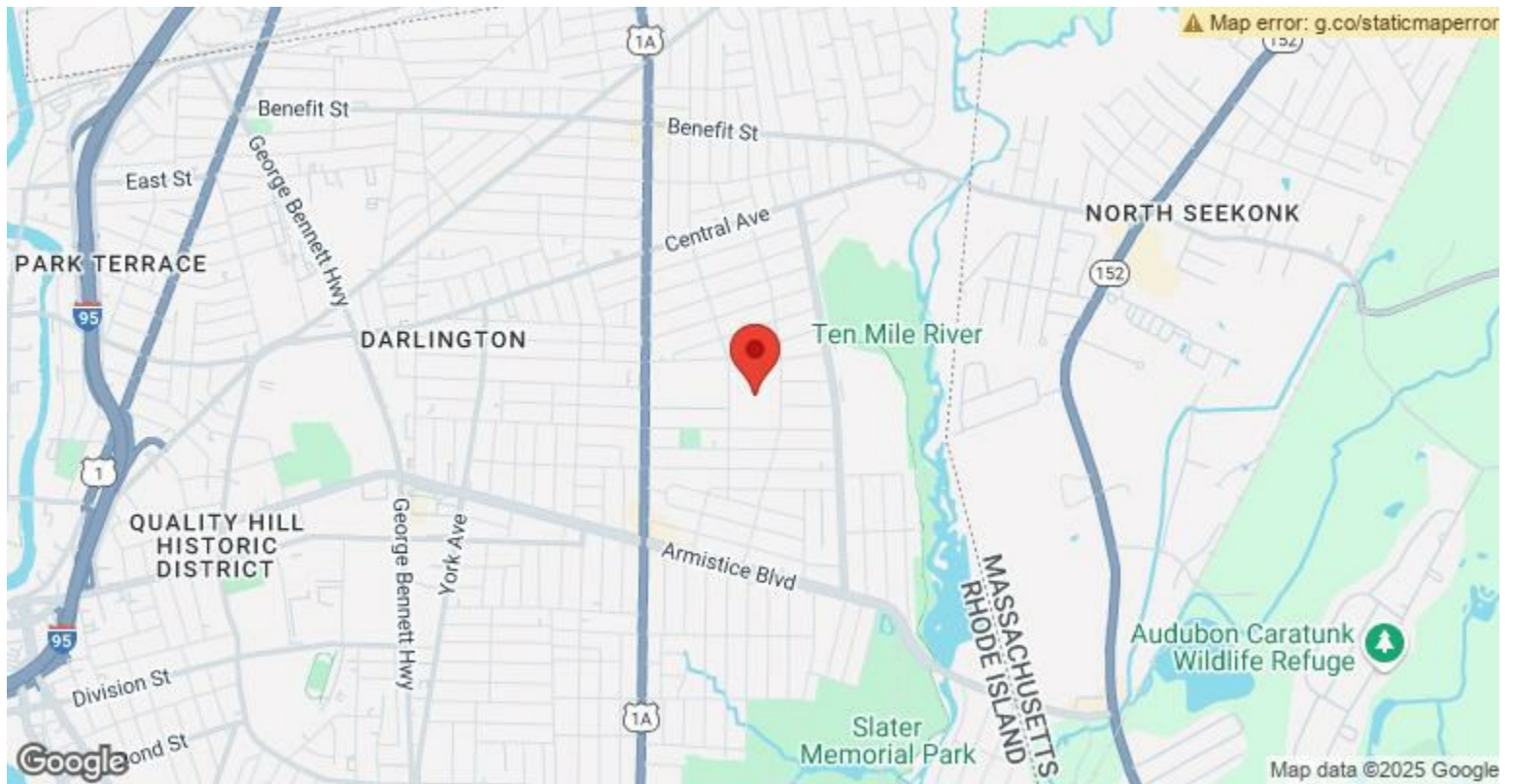
9,000 square feet of industrial space for lease. Immediate access to 4 shared loading docks along Grand Avenue. 17-foot ceilings, LED lighting and skylights.Excellent for warehouse, distribution and light manufacturing uses.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Copex Inc.	-	
Dance Attitude	10,000	February 2022
Encore Fire Protection	-	September 2025
Future Affairs Productions	40,000	April 2018
Glory Buy LLC	-	
Hilco Vision	35,000	November 2020
Regal Press Inc.	-	



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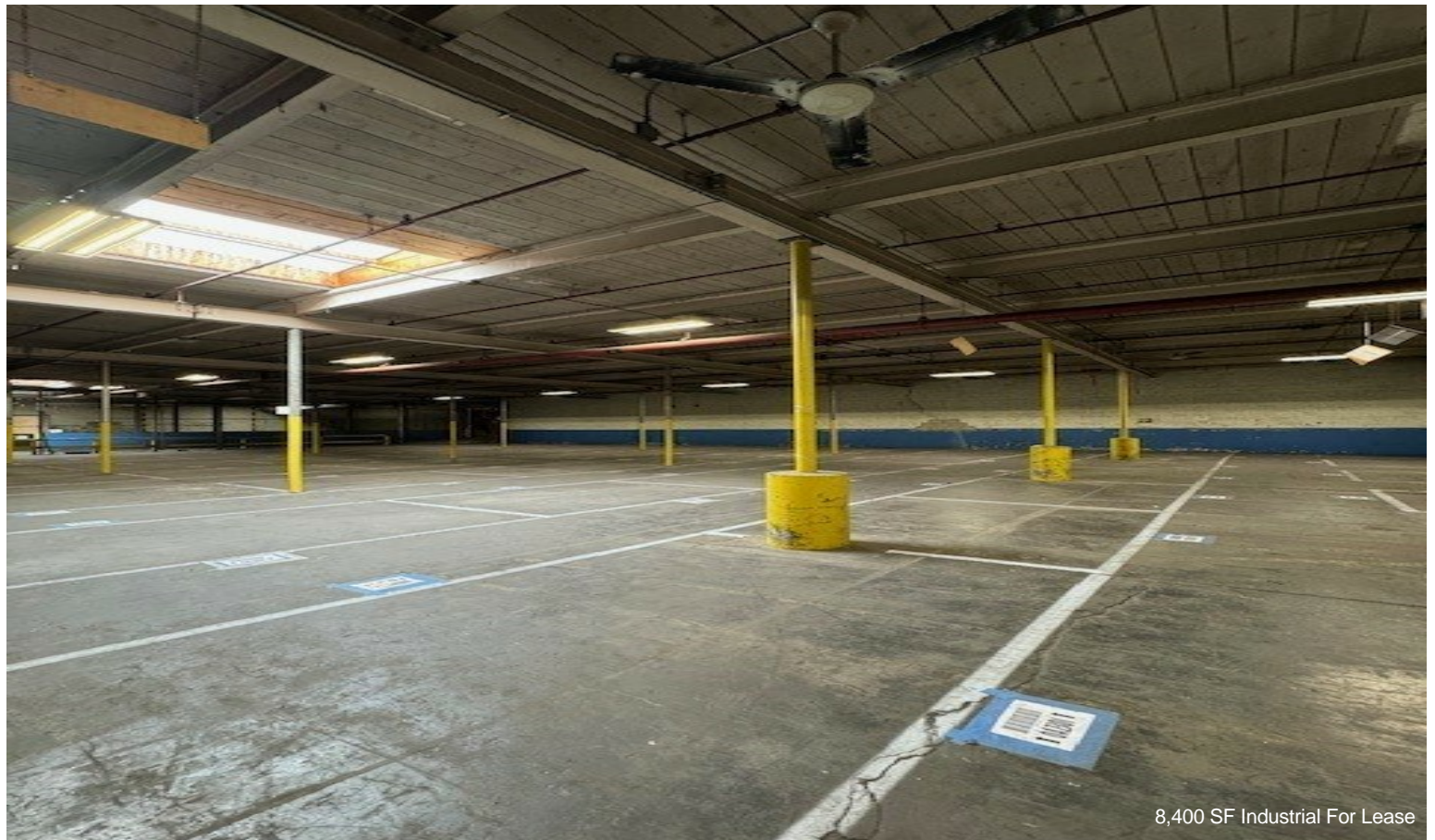
The pricing is some of the most competitive for industrial space in the Greater Providence area. The property is ideal for warehouse, distribution and light manufacturing uses. Lifestyle uses including fitness centers, gyms and sports facilities will be considered.

Tenants include Wire & Plastic Machinery Corp., Future Affairs, Zeller Research, Copex Inc., The Regal Press, Dance Attitudes Dance Studio, Cardi's Furniture, Encore Fire Protection and Parking For Hasbro.

## Property Photos



## Property Photos



## Property Photos

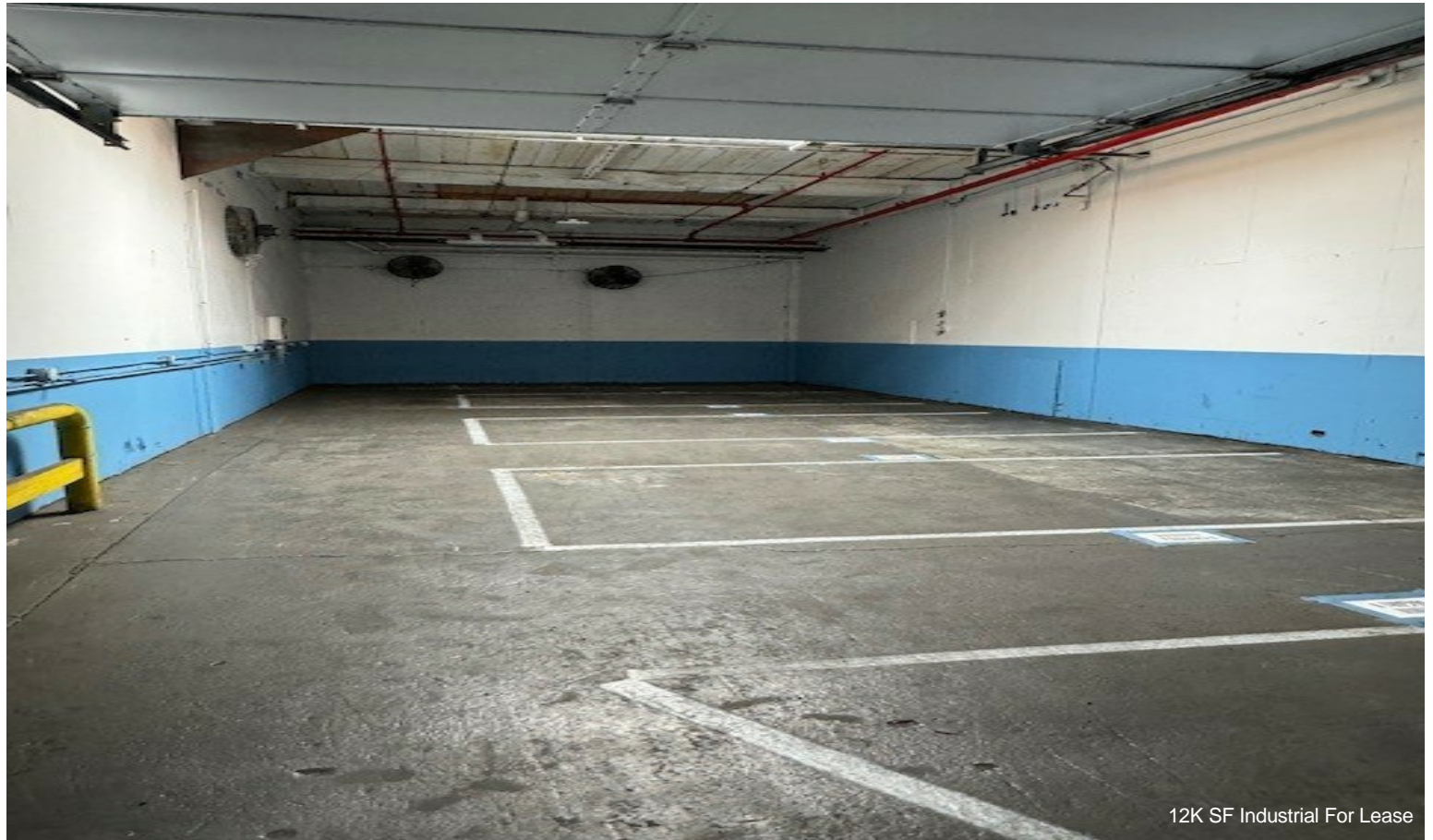


3,000 SF Industrial For Lease

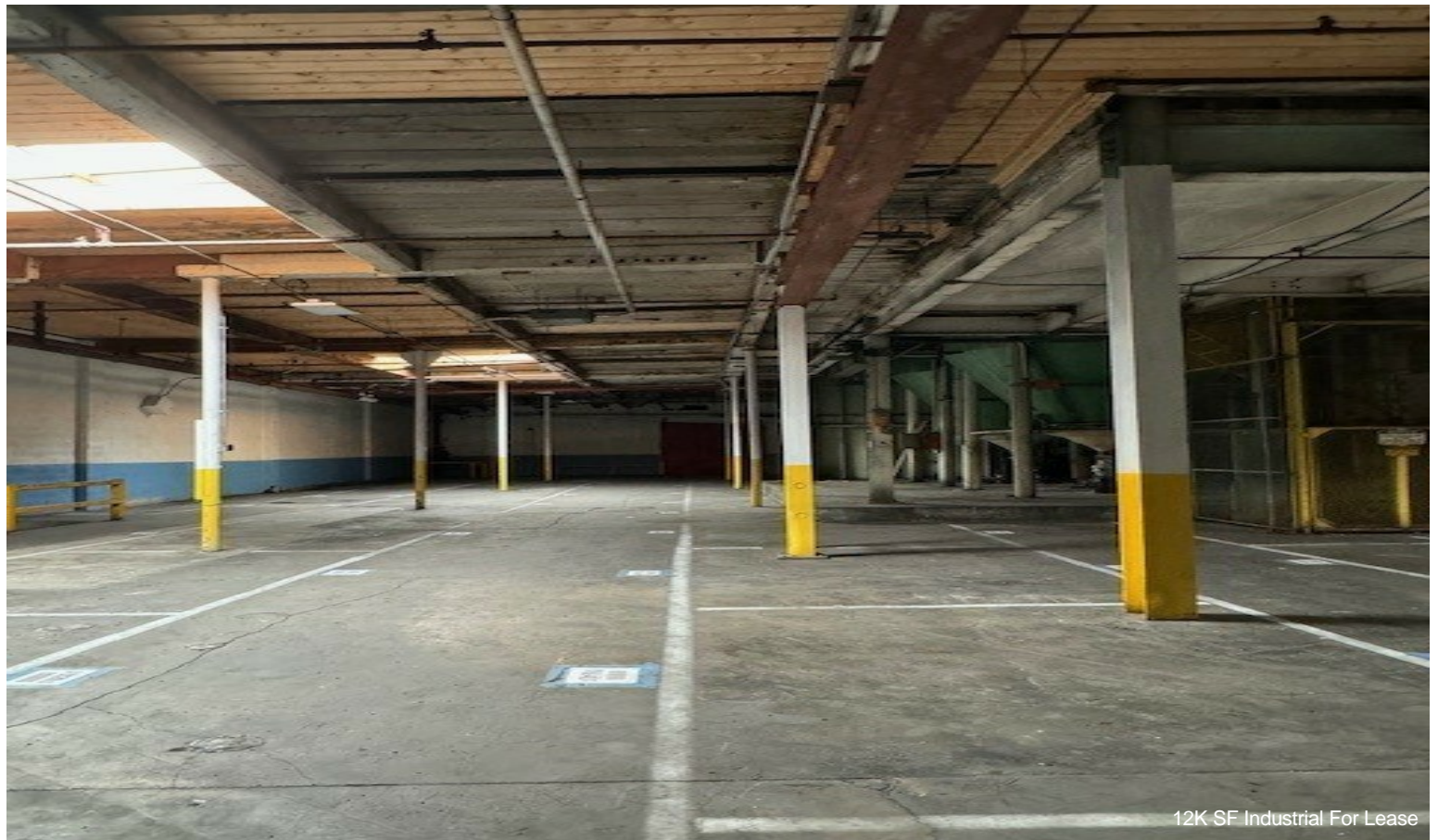


12K SF Industrial For Lease

## Property Photos



12K SF Industrial For Lease



12K SF Industrial For Lease

## Property Photos



Industrial Space (Leased)



Industrial Space (Leased)

## Property Photos



Industrial Space (Leased)



Building Approach

## Property Photos

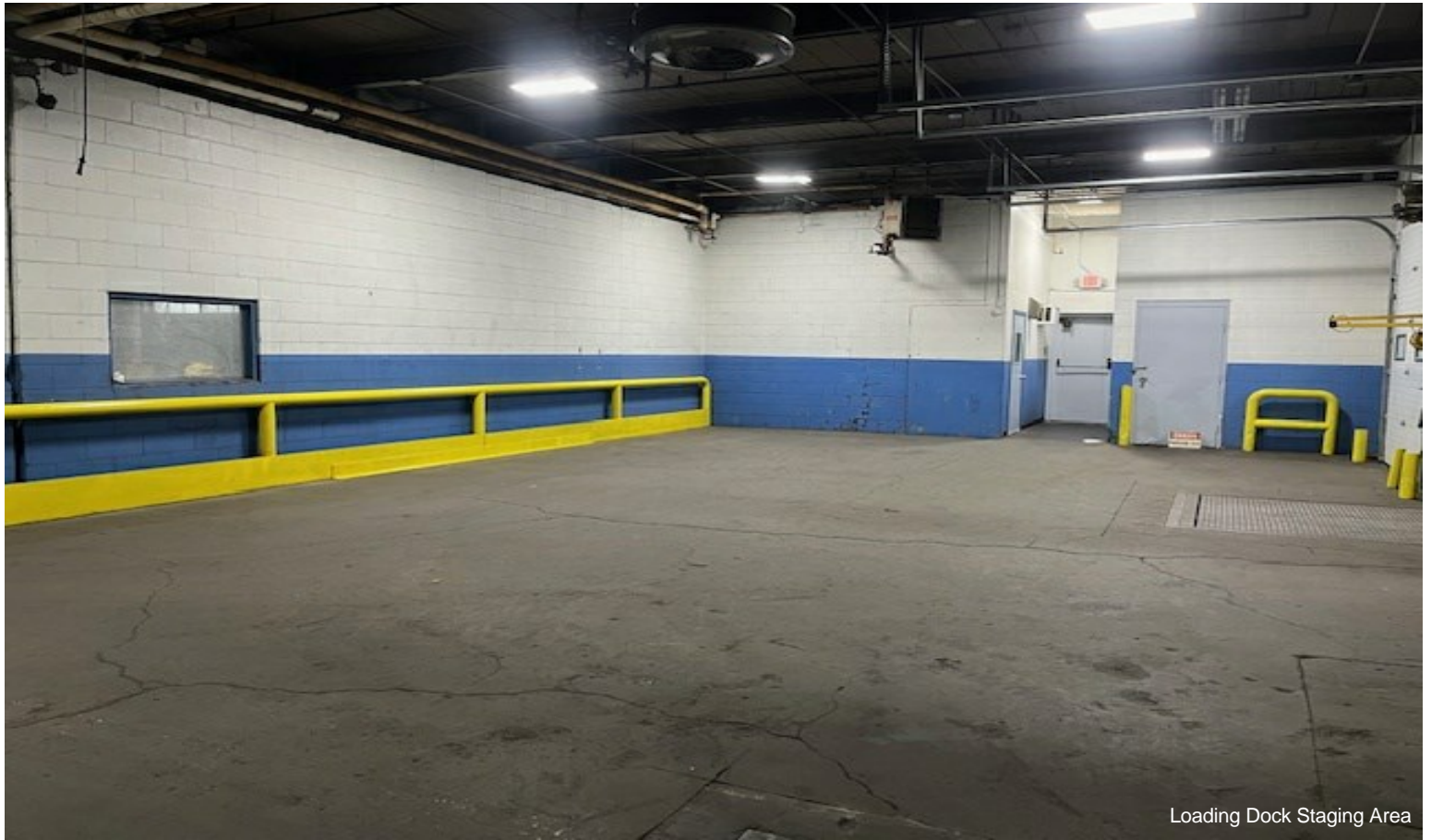


95 Grand Exterior



Main Entrance

## Property Photos



Loading Dock Staging Area



Front Loading Docks on Grand Avenue

## Property Photos



## Property Photos



Main Entrance



Rear Loading Docks on Orient Avenue

## Property Photos



## Property Photos



Front Loading Docks on Grand Avenue