

FOR SALE

INDUSTRIAL MANUFACTURING FACILITY

231 FERRIS AVENUE \ EAST PROVIDENCE \ RI



CBRE

PROPERTY OVERVIEW

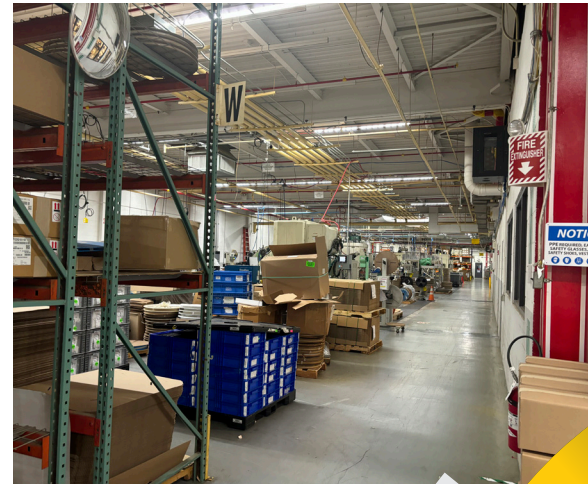
SUMMARY

- **Location**

CBRE is pleased to announce the availability of property for sale at 231 Ferris Avenue in East Providence, RI. The property is located off Newport Avenue (Route 1A) and is only 3.5 miles from I-95. The facility is just south of the Narragansett Industrial Park and within close proximity of retail and restaurants.

- **Building**

The building totals 120,000 SF with approximately 20,000 SF of finished office space on 2 floors. The remainder of the facility is on 1 level and has been utilized for manufacturing. The building is well-maintained and offers convenient access to loading and rail siding. There is approximately 5 acres of undeveloped land for expansion.



PROPERTY SPECIFICATIONS

BUILDING SIZE	± 120,000 SF
OFFICE AREA	20,000 SF on 2 levels
LAND AREA	12.88 ACRES
PARKING	250 SPACES
ZONING	I1
CEILING HEIGHT	15'-24' CLEAR
LOADING	3 LOADING DOCKS & 1 DRIVE-IN DOOR
FIRE SAFETY	WET SPRINKLER SYSTEM
ROOF	RUBBER MEMBRANE
POWER	6,000 AMP, 480 VOLTS, 3 PHASE
GAS/ELECTRIC	RI ENERGY
WATER/SEWER	MUNICIPAL
MAP/LOT	502-5-32
REAL ESTATE TAXES	\$85,746





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