



NEW ENGLAND CRE
— COMMERCIAL REAL ESTATE BROKERS —

OFFERING MEMORANDUM

15,000 SF HIGH PROFILE RETAIL/COMMERCIAL FOR SALE

325 MARKET ST, WARREN RI 02885

15,000 SF High Profile Retail/Commercial For Sale

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Aerial View Map

03 Property Description

Property Features

Property Images

04 Additional Information

Floor Plan

Exclusively Marketed by:

Brian W. Clark

New England CRE

Capital Markets

(401) 301-9002

bclark@newengland-cre.com

RI: 0015523 MA: 132104



NEW ENGLAND CRE
— COMMERCIAL REAL ESTATE BROKERS —

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	325 Market St Warren RI 02885
COUNTY	Bristol
MARKET	Providence
SUBMARKET	East Bay
NET RENTABLE AREA (SF)	15,000 SF
LAND ACRES	1.383
YEAR BUILT	2007
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,399,999
PRICE PSF	\$160.00
CAP RATE (CURRENT)	-0.77%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,473	33,015	78,001
2026 Median HH Income	\$84,567	\$120,270	\$110,807
2026 Average HH Income	\$107,817	\$170,894	\$149,938

- 325 Market Street is a well-positioned and meticulously maintained 15,084 SF commercial property on approximately 1.38 acres along Route 136 in Warren, RI. The property offers a substantial retail/showroom footprint with convenient access to Warren's established commercial corridor and surrounding East Bay communities. Its RB zoning and existing commercial configuration provide a strong platform for retail, service, showroom, or other permitted commercial uses. Five 10x12 overhead doors '24 clear span. Excess land to expand parking.

02

Location

Location Summary

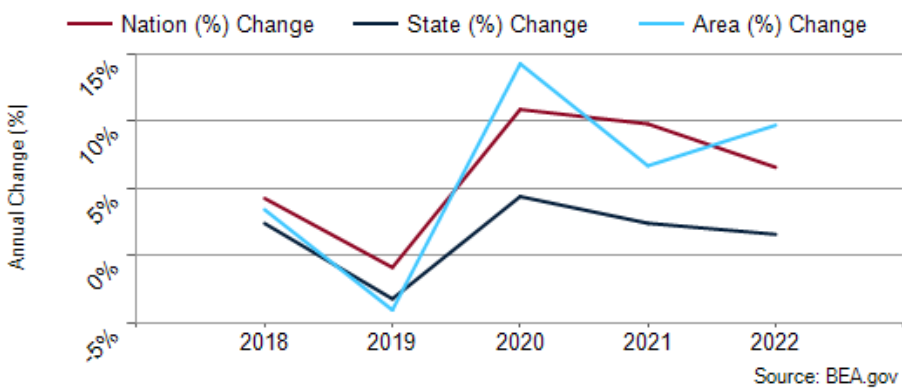
Aerial View Map

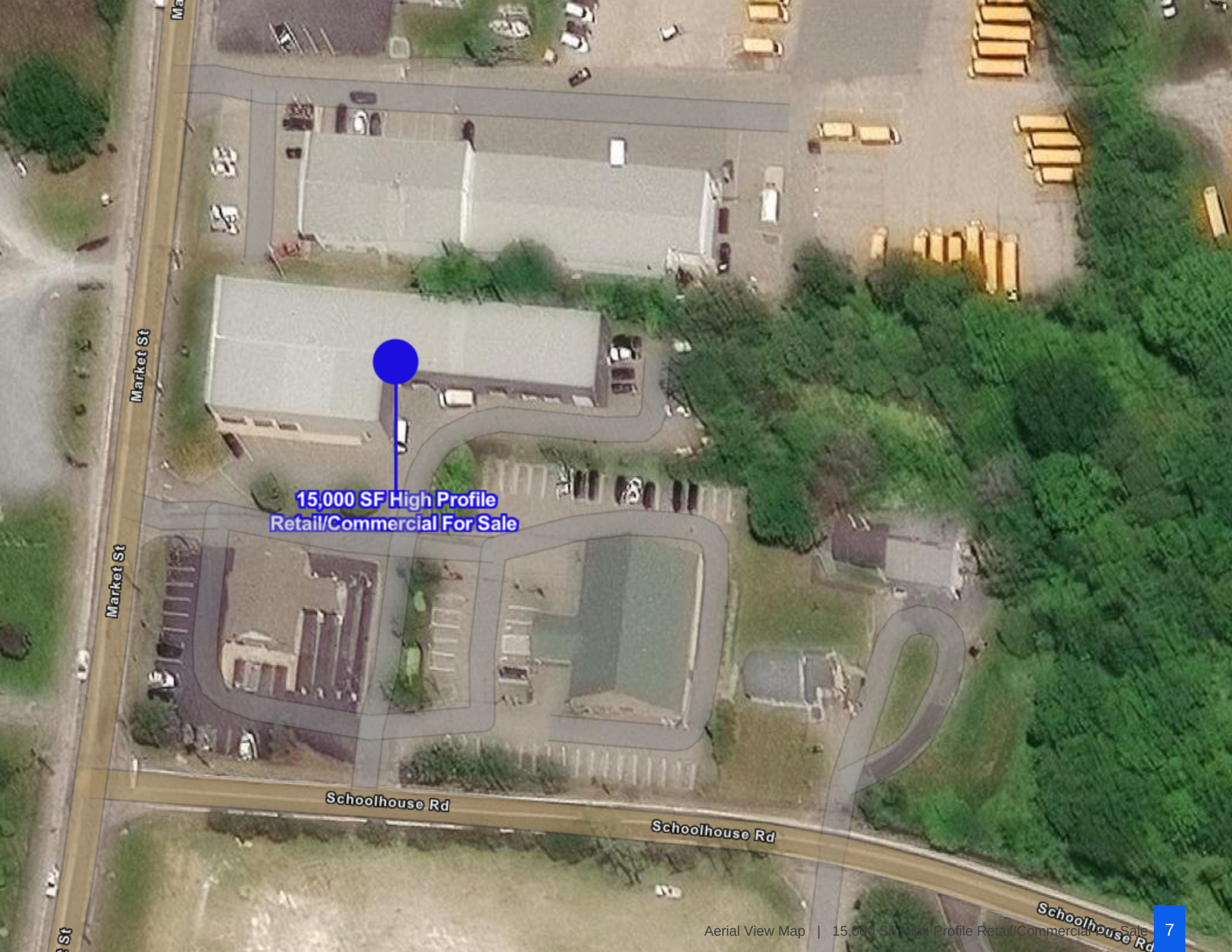
- High Visibility Building located on RI route 136. Over 23,000 daily traffic count. 2 Miles from exit 5 on Interstate 195. Easy access to Providence, Fall River and the East Bay.

Largest Employers

Monarch Industries Inc	250 to 499
Royal Diversified Products	80
Sip N Dip	50
Cumberland Farms Inc	3
Jimmy Stuart's	Not specified
BankNewport, Warren Branch	Not specified
Market Street Pub	Not specified
Cora's	Not specified

Bristol County GDP Trend





**15,000 SF High Profile
Retail/Commercial For Sale**

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	15,000
LAND ACRES	1.383
YEAR BUILT	2007
# OF PARCELS	1
ZONING TYPE	RB
BUILDING CLASS	A
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	15
CEILING HEIGHT	24
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	5

NEIGHBORING PROPERTIES

NORTH	IND
SOUTH	Bank

MECHANICAL

FIRE SPRINKLERS	y
ELECTRICAL / POWER	400/240

CONSTRUCTION

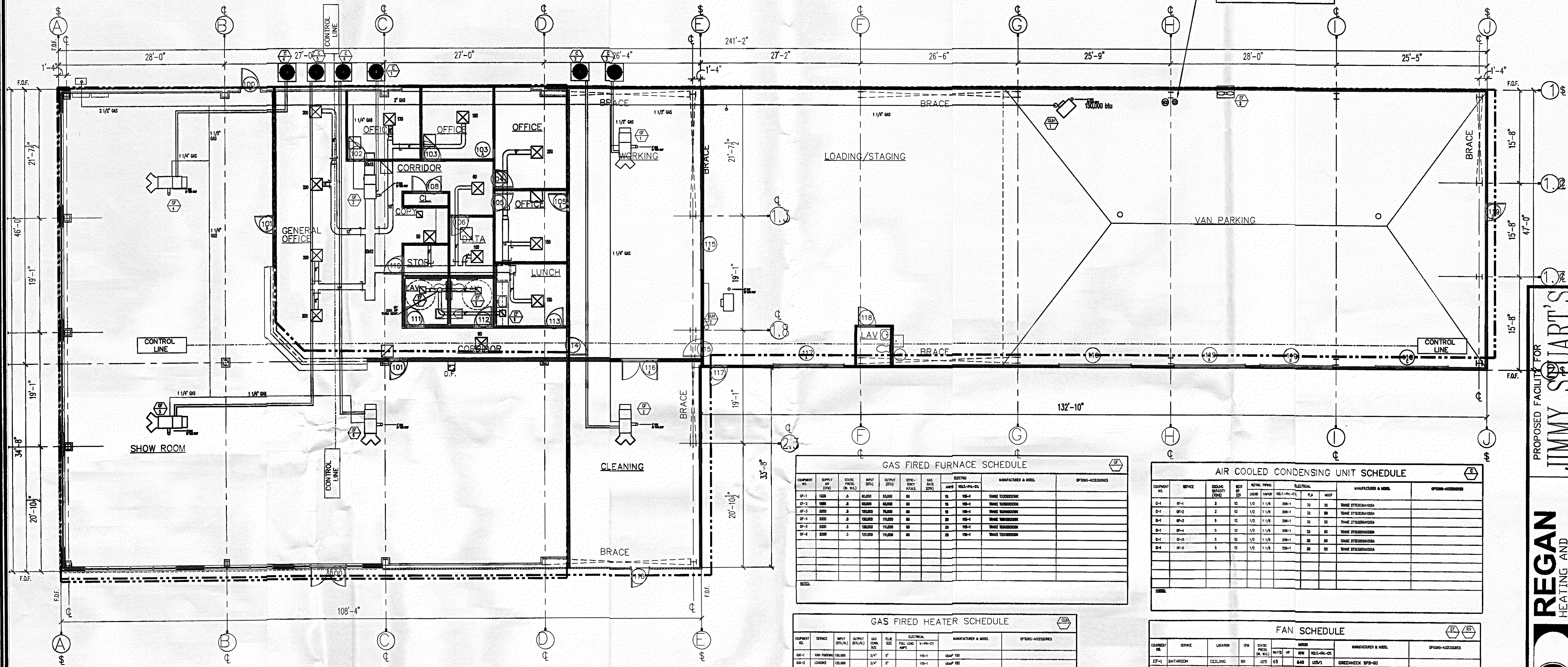
FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Split Seem Steel and Dryvit
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Frontage only



04

Additional Information

Floor Plan



ACME M32-EN-01 CARBON MONOXIDE & DIESEL FUME DETECTION SYSTEM. COMPLETE W/REMOTE SAMPLING HEADS, SAMPLING PUMP ASSEMBLY, CO MODULE W/SENSING CHAMBER, NON DISPERSIVE CO2 INFRA-RED ANALYZER, CPU W/MEMORY AND VISUAL STATUS INDICATORS. CO DETECTION SYSTEM SHALL BE INTERLOCKED W/EXHAUST FAN. UPON ACTIVATION OF SYSTEM, EXHAUST FAN SHALL START AND ONE OVERHEAD DOOR SHALL OPEN TO 6" HIGH.

GAS FIRED FURNACE SCHEDULE											
EQUIPMENT NO.	SECTOR	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)
GF-1	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
GF-2	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
GF-3	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
GF-4	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
GF-5	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
GF-6	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

AIR COOLED CONDENSING UNIT SCHEDULE											
EQUIPMENT NO.	SECTOR	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)
C-1	GF-1	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
C-2	GF-2	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
C-3	GF-3	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
C-4	GF-4	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
C-5	GF-5	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
C-6	GF-6	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

GAS FIRED HEATER SCHEDULE											
EQUIPMENT NO.	SECTOR	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)
GH-1	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
GH-2	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

FAN SCHEDULE											
EQUIPMENT NO.	SECTOR	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)	SECTOR VOLUME (CU. FT.)	SECTOR HEIGHT (F.T.)	SECTOR AREA (SQ. FT.)	SECTOR PERIMETER (L.F.)
EF-1	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
EF-2	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

PROPOSED FACILITY FOR
JIMMY STUART'S
FLOOR COVERING
MARKET ST/ SCHOOL HOUSE RD, WARREN, R.I.

REGAN
HEATING AND
AIR CONDITIONING
PROVIDENCE, RI 02905
401-461-8100
www.reganvac.com

REVISIONS

DRAWN BY

DATE

TITLE
AS-BUILT

SHEET #
M-1