

# Industrial/flex Units

±3,766 SF, ±4,067 SF &  
±6,200 SF Available

3350 Pawtucket Avenue  
East Providence, RI  
[www.cbre.com](http://www.cbre.com)

## Property Description

CBRE is please to offer for lease industrial/flex units at 3350 Pawtucket Avenue, East Providence, RI. The free-standing ±38,452 SF building was renovated in 2024, including new asphalt, building painting and a new roof. The building offers 8 total units. The property is ±2.83 acres, zoned I1 and is located 2.1 miles from interstate 195.

## Building Highlights

- + ±38,452 SF Cement block industrial building
- + ±3,766 SF with OHD
- + ±4,067 SF with OHD & dock
- + ±6,200 SF with OHD
- + 2.83 acres zoned I1
- + 16' ceilings
- + 240V, 800 AMP, 3 Phase power
- + Wet sprinkler system



# Industrial Unit

3350 Pawtucket Avenue | East Providence, RI

For Lease

## Property Specifications

<b>BUILDING SIZE</b>	±38,452 SF
<b>AVAILABLE SPACE</b>	±3,766 SF, ±4,067 SF & ±6,200 SF
<b>LAND AREA</b>	2.83 acres
<b>STORIES</b>	One (1)
<b>YEAR BUILT</b>	1960, renovated 2023
<b>CEILINGS</b>	16'
<b>LOADING</b>	4 Overhead doors and 3 loading docks
<b>SPRINKLER</b>	Wet System
<b>ELECTRIC</b>	240V, 800 AMP, 3 Phase
<b>ZONING</b>	I1
<b>RENT/SF</b>	\$8.95/SF, NNN \$2.75/SF



## Floor Plan



## Contact Us

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