

INDUSTRIAL PROPERTY FOR SALE



271 JENCKES HILL ROAD

Lincoln, RI 02917

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

271 Jenckes Hill Road is a 7,230 SF industrial building situated on 3.57 acres in Lincoln and Smithfield, Rhode Island. The property contains two lots: Smithfield Plat 45/Lot 84 & Lincoln Plat 28/Lot 66. The building is comprised of 2,520 SF of office space, 4,710 SF of warehouse space, one loading dock and is fully sprinklered.

LOCATION DESCRIPTION

271 Jenckes Hill Road is located in the North Central Industrial Park in Lincoln, Rhode Island, just 7 minutes from RI-146, 1 mile from Route 116, 2 miles from I-295 and 15 minutes from Providence. The North Central Industrial Park is one of the most well-established and premier industrial parks in Rhode Island.

OFFERING SUMMARY

Sale Price:	Call for Pricing Guidance
Building Size:	7,230 SF
Lot Size:	3.57 Acres
Zoning:	MG05 (Lincoln) & I (Smithfield)

PROPERTY HIGHLIGHTS

- North Central Industrial Park
- 7,230 SF Industrial Building
- 3.57 Acres of Land
- One Loading Dock
- Paved Exterior Parking Area
- Annual Taxes \$9,815.18

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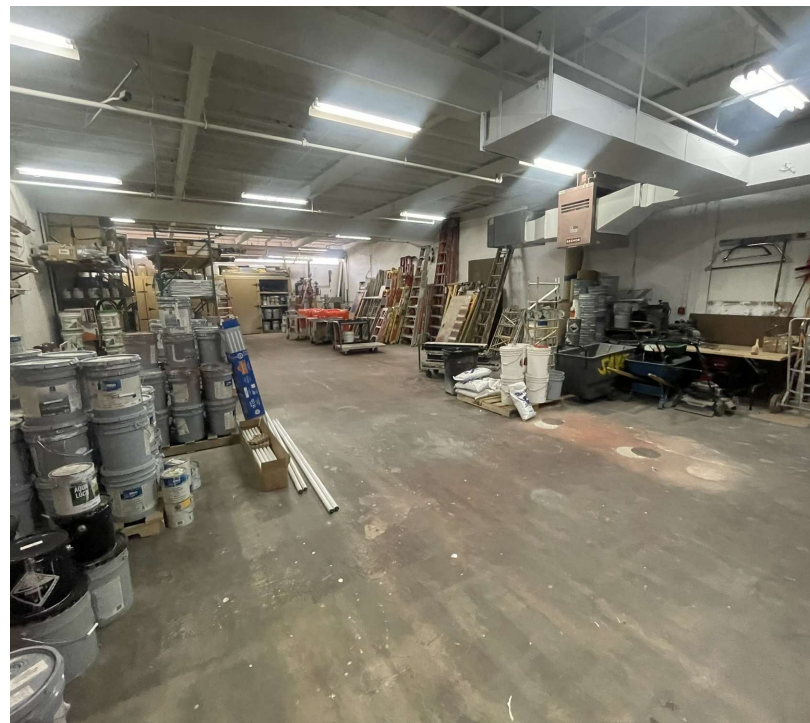
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ADDITIONAL PHOTOS



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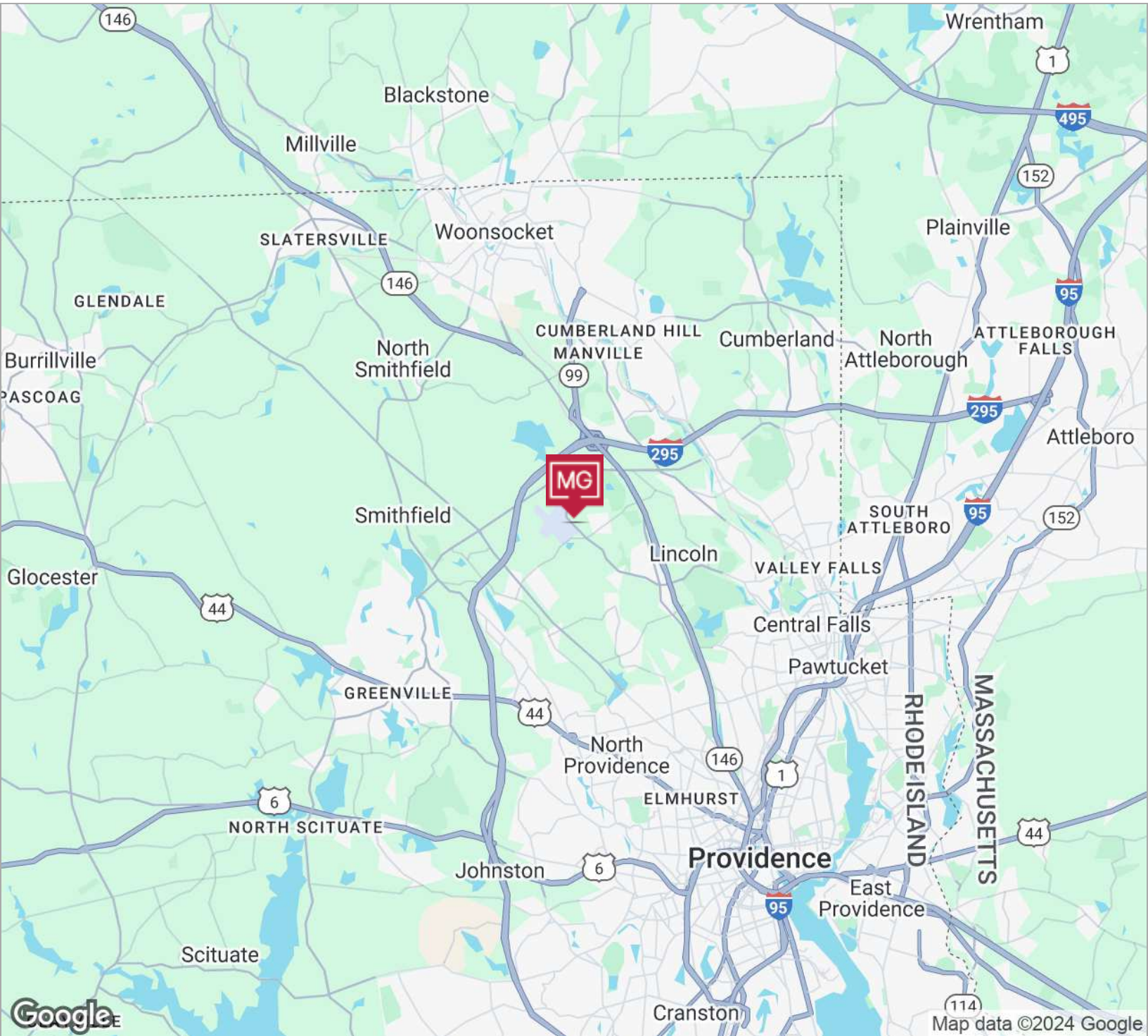
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LOCATION MAP



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