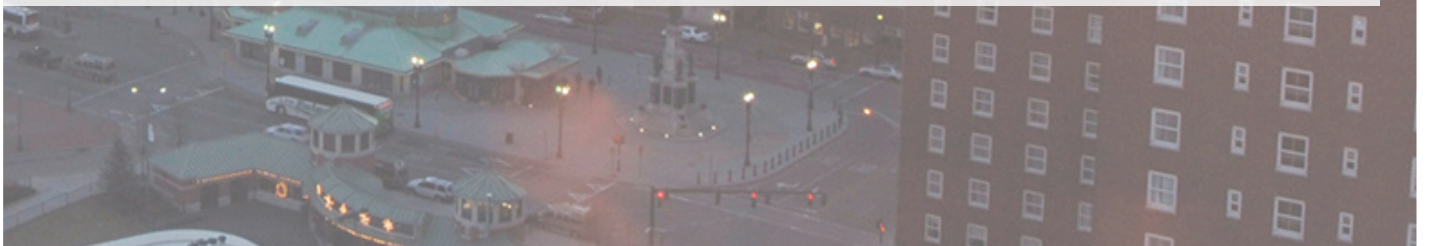


sweeney
REAL ESTATE & APPRAISAL

INDUSTRIAL INVESTMENT

25 AMFLEX DRIVE CRANSTON - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101

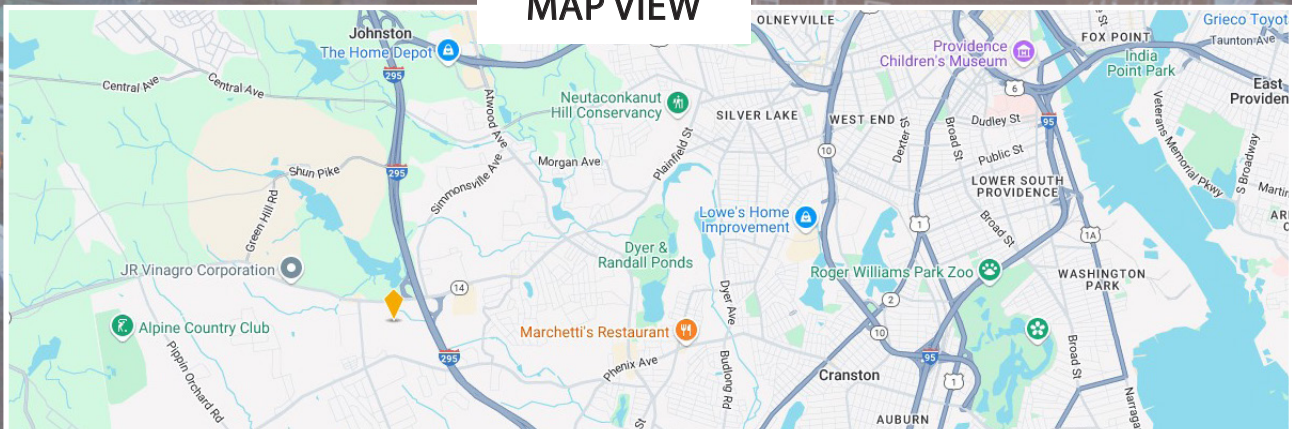
25 AMFLEX DRIVE CRANSTON - RHODE ISLAND

(Plat 36-2, Lot 104)

PROPERTY DETAILS

- 100% Leased Property
- 28,986± SF Building
- 16,940± SF Office
- 12,046± SF Warehouse
- 1.96± Acres of Land
- 22 FT Clear Height
- 100% HVAC
- One (1) Drive in Door
- One (1) Dock Height Door
- Built in 1991
- Zoned M-2
- Western Cranston Industrial Park
- Direct Access to I-295

MAP VIEW



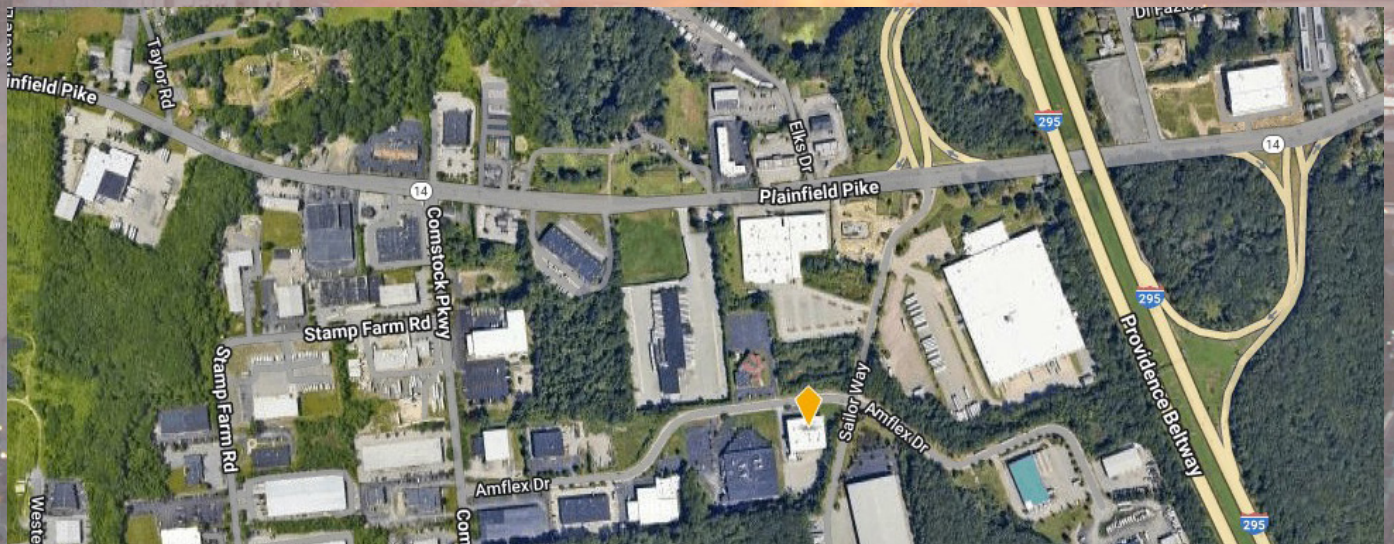
THOMAS O. SWEENEY, SIOR | TSWEENEY@SREARI.COM | 401-331-9300 | 401-523-5101

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.

25 AMFLEX DRIVE CRANSTON - RHODE ISLAND

LOCATION OVERVIEW

Just south of Interstate 295, with fast access to Providence & all major roadways. Within 1-2 mi of RI-10 (Huntington Expressway), RI-37, and US 1, key routes for east-west and north-south travel. Excellent connectivity to T.F. Green Airport (~10-12 min via I-295 & RI-37) and I-95 for inter-state travel.



	Population	Households	Average HH Income
1 Mile	5,224	2,055	\$133,431
3 Miles	45,974	18,817	\$104,868
5 Miles	209,927	80,213	\$86,125

25 AMFLEX DRIVE CRANSTON - RHODE ISLAND

BUILDING SKETCH

