

INDUSTRIAL PROPERTY FOR SALE



33 YORK AVENUE

Pawtucket, RI 02860

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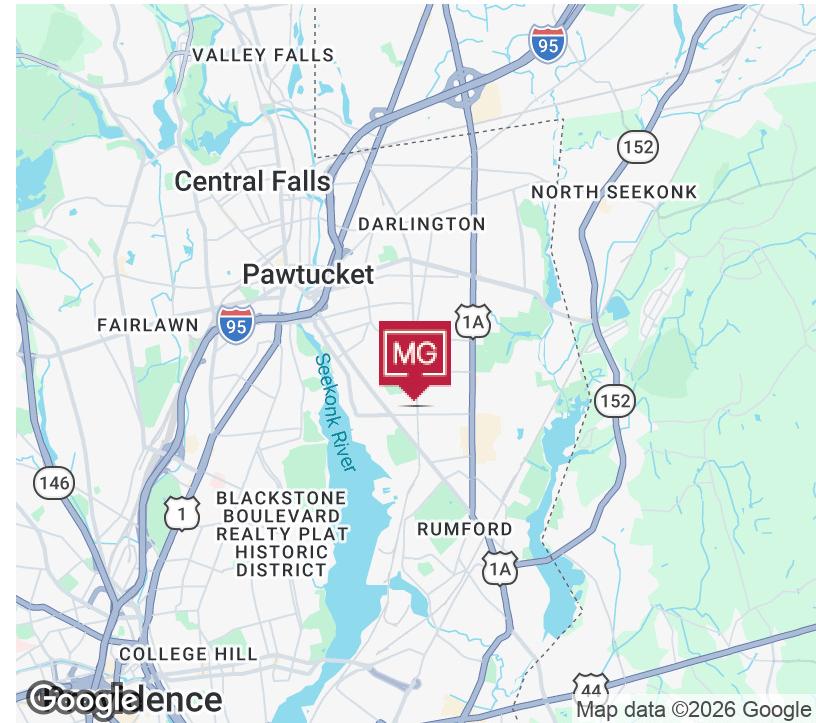
365 Eddy Street, Penthouse Suite
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property consists of a 9,292 SF masonry industrial building situated on 0.21 acres. The sale also includes a 0.10-acre parking lot across York Avenue on the corner of Princeton Street. The building contains office space, manufacturing/warehouse space, a 12' high x 10' wide grade level door and approximately 12' high clear ceiling heights. It is comprised of concrete floors and ample power. Ideal for warehouse, light manufacturing, light production, assembly, etc.



LOCATION DESCRIPTION

33 York Avenue is well located between York Avenue and George Bennett Industrial Highway in Pawtucket, Rhode Island with convenient access to I-95 North and South. The property is set in the heart of the industrial corridor of Pawtucket which consists of a high density of manufacturing and warehouse companies. Located just 15 minutes north of Providence, 33 York Avenue is well situated for access to both Boston and Worcester, Massachusetts.

PROPERTY HIGHLIGHTS

- 9,292 SF Freestanding Industrial Building
- 0.31 Total Acres w/Dedicated Parking Lot
- 12' H x 10' W Grade Level Door
- MO (Manufacturing)/RS (Residential) Zoning
- Well Established Industrial Corridor Location
- Convenient Highway Access - I-95

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	0.31 Acres
Building Size:	9,292 SF

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