

**WAREHOUSE SPACE FOR LEASE**



# 12,000 SF WAREHOUSE SPACE AVAILABLE

515 Narragansett Park Drive, Pawtucket, RI 02861

**GEORGE PASKALIS, SIOR**

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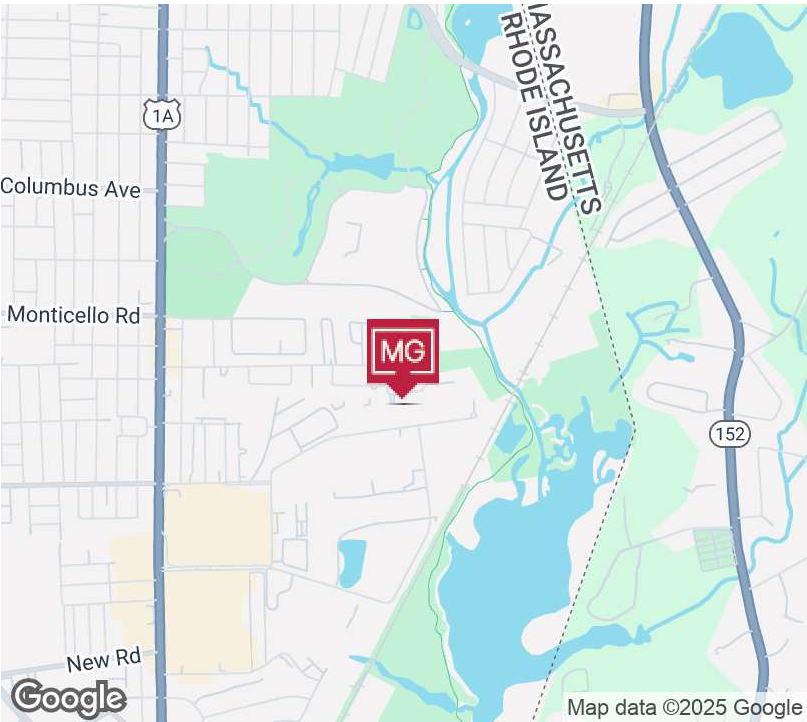
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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

The subject property consists of 12,000 SF of warehouse space available within a 31,800 SF block industrial building, situated on 2.2 acres with ample on-site parking. The available space is fully sprinklered with 16' clear ceiling height, one tailboard loading dock (with a leveler), updated lighting and is fully racked.

## PROPERTY HIGHLIGHTS

- 12,000 SF Warehouse Space Available
- One Tailboard Loading Dock w/Leveler
- Fully Racked/Wet Sprinkler System
- 16' Clear Height Under Truss
- Narragansett Industrial Park Location
- Highway Access to I-95/I-195

## LOCATION DESCRIPTION

The property is located in the Narragansett Industrial Park in Pawtucket, Rhode Island just off Newport Avenue (a regional retail corridor). It is only 10 minutes to Providence, 5 minutes to the Massachusetts line and 45 minutes to Boston. Both I-95 and I-195 can be accessed just 10/15 minutes from the site.

## OFFERING SUMMARY

Building Size:	31,800 SF
Lot Size:	2.2 Acres
Lease Rate:	\$6,000.00 per month (MG)
Available SF:	12,000 SF
Zoning:	MO
Number of Units:	2

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# BUILDING SPECIFICATIONS

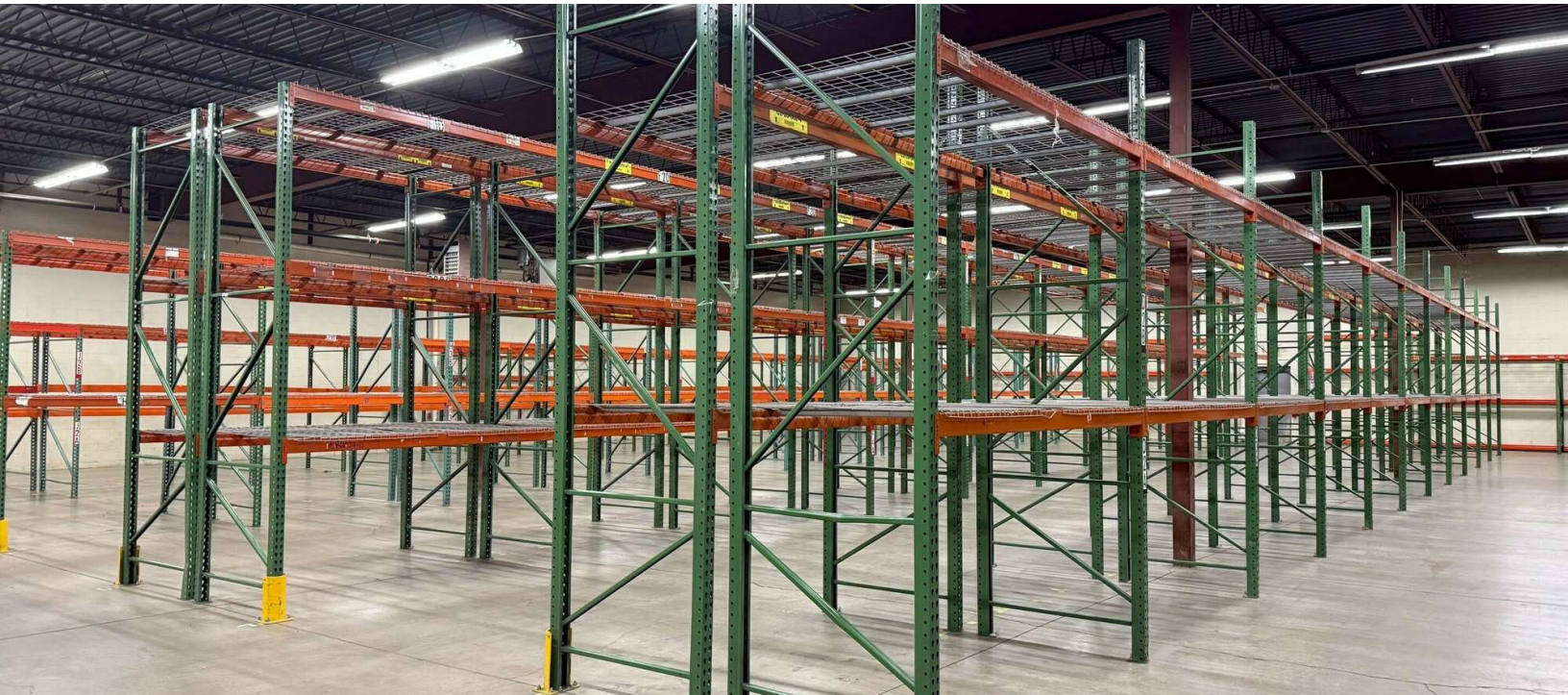
Lease Rate	\$6,000.00 PER MONTH
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## SPACE SPECIFICATIONS

Construction:	Block and Steel Truss
Space Area:	12,000' (120' x 100')
Ceiling Height:	16' +/- Clear Height
Loading:	(1) Tailboard Dock w/Leveler
Floors:	Reinforced Concrete

## ADDITIONAL SPECIFICATIONS

Power:	220 V, 400 AMPS, 3-Phase
Heat:	Gas Suspended Blowers
Roof:	Rubber Membrane
Fire Safety:	Wet Sprinkler System
Water:	Municipal
Sewer:	Municipal
Zoning:	MO- Industrial



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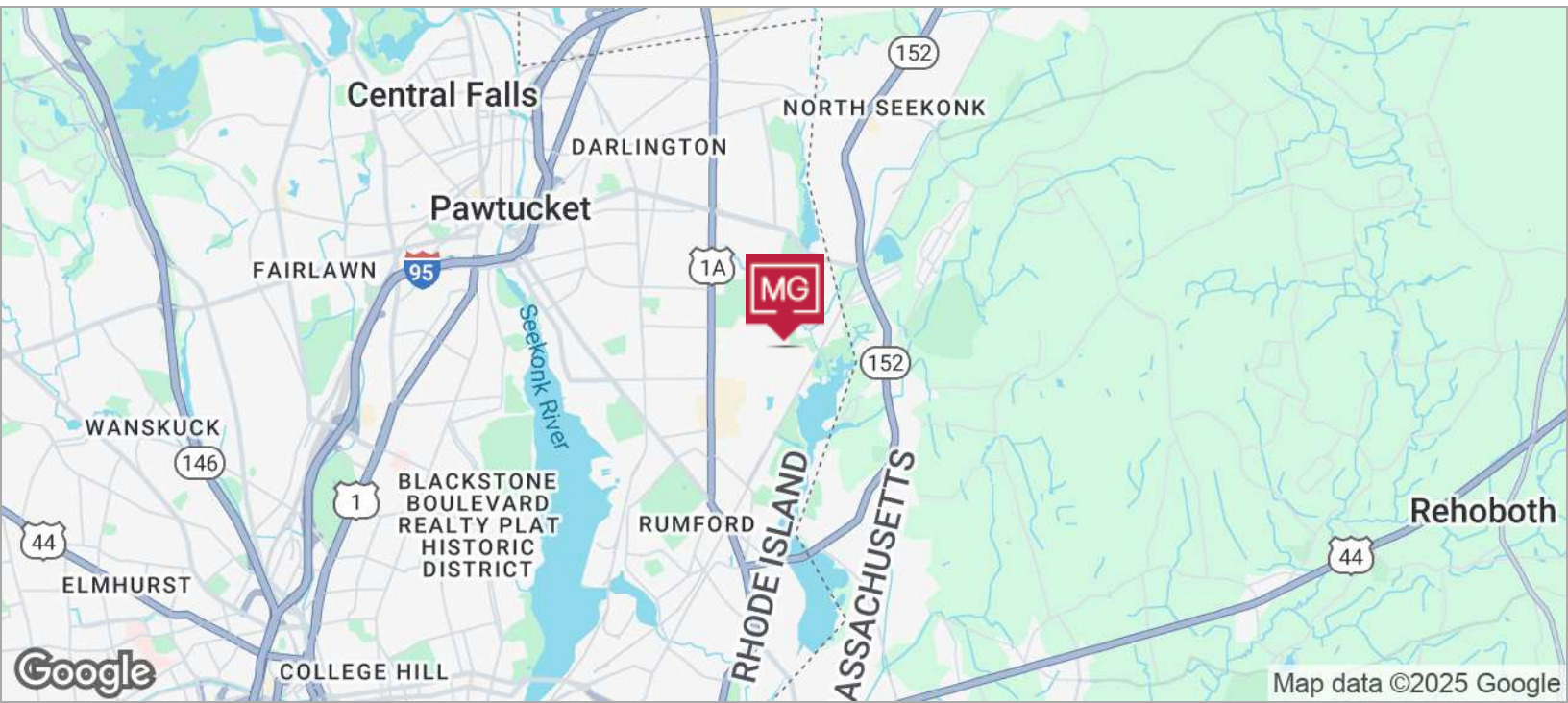


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# AREA MAPS



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