

INDUSTRIAL PROPERTY FOR LEASE



28 ALBION ROAD

Lincoln, RI 02865

LEEDS MITCHELL IV, SIOR
Executive Vice President
401.751.3200 x307
leeds@mgcommercial.com

MG COMMERCIAL
365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

28 Albion Road is an industrial/trucking terminal facility located on 2.65 acres. The 7,728 SF building is configured with 2,865 SF of garage space, three 13' drive in doors and 3,944 SF of office space. It is supported by an attached 13,856 SF canopy area (17' to the deck, 14' clear). In addition there is another 7,800 +/- SF truck canopy on site (14'-19' to the deck, 12.5' clear at perimeter).

PROPERTY HIGHLIGHTS

- 2.65 acre lot allows for ample outdoor storage
- Easy access to Routes 146 & 295
- Located adjacent to the North Central Industrial Park
- Ample area amenities
- Large laydown yard with canopies

LOCATION DESCRIPTION

28 Albion is located in close proximity to both Route 146 and 295. It is adjacent to the North Central Industrial Park and is supported by many area amenities, including the Lincoln Mall.

OFFERING SUMMARY

Lease Rate:	\$12,000.00 per month (NNN)
Available SF:	12,584 SF
Lot Size:	2.65 Acres
Building Size:	21,584 SF
Zoning:	ML05

LEEDS MITCHELL IV, SIOR
 Executive Vice President
 401.751.3200 x307
 leeds@mgcommercial.com

365 Eddy Street, Penthouse Suite
 Providence, RI 02903
 mgcommercial.com

