## **INDUSTRIAL PROPERTY FOR LEASE**





# **80 VINEYARD ST**

Pawtucket, RI 02860

### **GEORGE PASKALIS, SIOR**

Executive Vice President 401.751.3200 x3303 george@mgcommercial.com

### **JULIE FRESHMAN**

Vice President 401.751.3200 x3309 julie@mgcommercial.com

### MG COMMERCIAL

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

# 80 VINEYARD ST Pawtucket, RI 02860

# **PROPERTY SUMMARY**

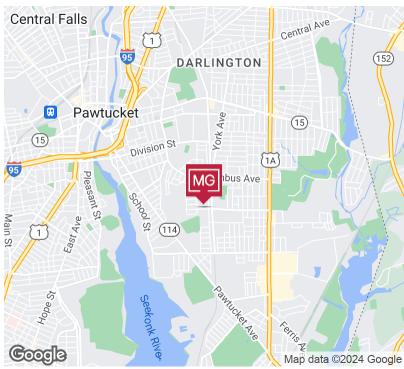


### **PROPERTY DESCRIPTION**

80 Vineyard Street is a 64,668 square foot multi-tenant industrial building located in Pawtucket, RI. The available space consists of approximately 28,000 square feet of warehouse space, including office/showroom space, with 4 loading docks and a ramped oversized overhead door. It is comprised of concrete floors and ample power. Ideal for warehouse, showroom, light manufacturing, light production and/or assembly.

### **PROPERTY HIGHLIGHTS**

- 28,000 SF Warehouse Space
- Contains Showroom/Office Space
- Four (4) Loading Docks
- Oversized Overhead Door with Ramp
- Heavy Power (3-Phase)
- Industrial Corridor Location
- Convenient Access to I-95



### LOCATION DESCRIPTION

80 Vineyard Street is well located just off George Bennett Industrial Highway in Pawtucket, Rhode Island with convenient access to I-95 North and South. The building is set in the heart of the industrial corridor of Pawtucket which consists of a high density of manufacturing and warehouse companies. 80 Vineyard Street is located just 15 minutes north of Providence and is well situated for access to both Boston and Worcester, Massachusetts. All amenities, including banking, food, etc. are nearby.

### **OFFERING SUMMARY**

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	28,000 SF
Lot Size:	2.06 Acres
Building Size:	64,668 SF

#### GEORGE PASKALIS, SIOR

Executive Vice President 401.751.3200 x3303 george@mgcommercial.com JULIE FRESHMAN Vice President 401.751.3200 x3309 julie@mgcommercial.com

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



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.