

CLASS A MANUFACTURING/OFFICE SPACE FOR LEASE



195 DUPONT DRIVE

Providence, RI 02907

GEORGE PASKALIS, SIOR

Partner
401.751.3200 x3303
george@mgcommercial.com

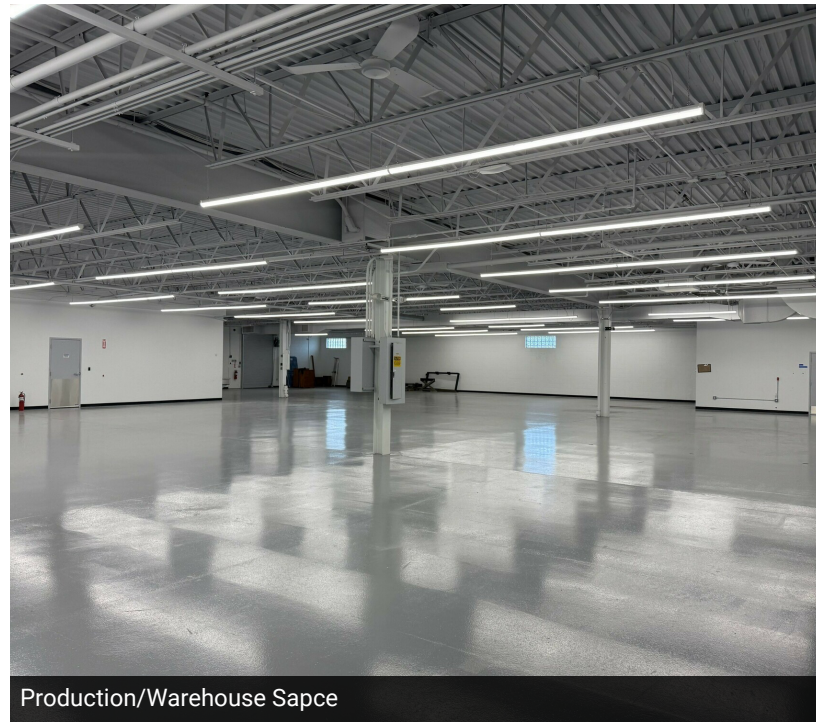
JULIE FRESHMAN, SIOR

Vice President
401.751.3200 x3309
julie@mgcommercial.com

MG COMMERCIAL

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

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

195 Dupont Drive is a 49,500 square foot Class A, modern, LEED Certified (energy efficient) manufacturing facility, situated on 2.86 acres. 29,100 square feet (SF) of fully air-conditioned production and warehouse space (including office) is available for lease, and consists of 5,770 SF of front office, with the remainder consisting of clean production/warehouse space including some additional offices.

LOCATION DESCRIPTION

195 Dupont Drive is located in the well-established Huntington Business Park just south of downtown Providence, immediately off Route 10, with convenient access to I-95 north and south. This premier industrial park consists of national, regional and local tenants and owner operators with company types ranging from manufacturing, R&D, office, and distribution warehouse.

OFFERING SUMMARY

Lot Size:	2.86 Acres
Lease Rate:	\$9.65 SF/yr (NNN)
Available SF:	29,100 SF
Zoning:	M1 (Light Industrial)

PROPERTY HIGHLIGHTS

- First Class Production/Warehouse Space
- 29,100 SF (5,770' OFC - 23,330' MFG)
- 100% Air-Conditioned
- One Tailboard Loading Dock
- 100% Wet Sprinkler System
- 480 Volts, 1,200 Amps, 3-Phase
- Huntington Industrial Park

GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

JULIE FRESHMAN, SIOR
Vice President
401.751.3200 x3309
julie@mgcommercial.com

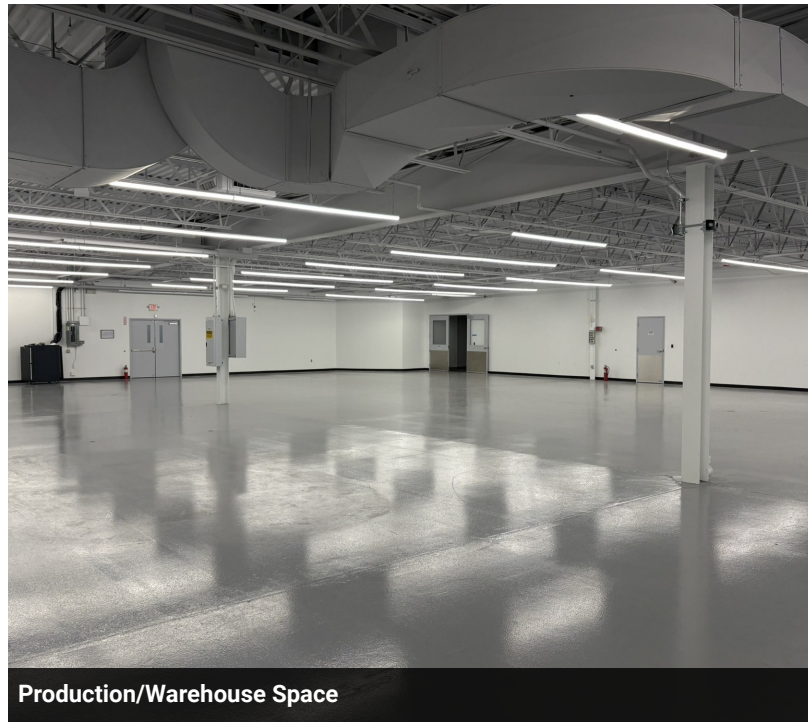
365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



ADDITIONAL PHOTOS



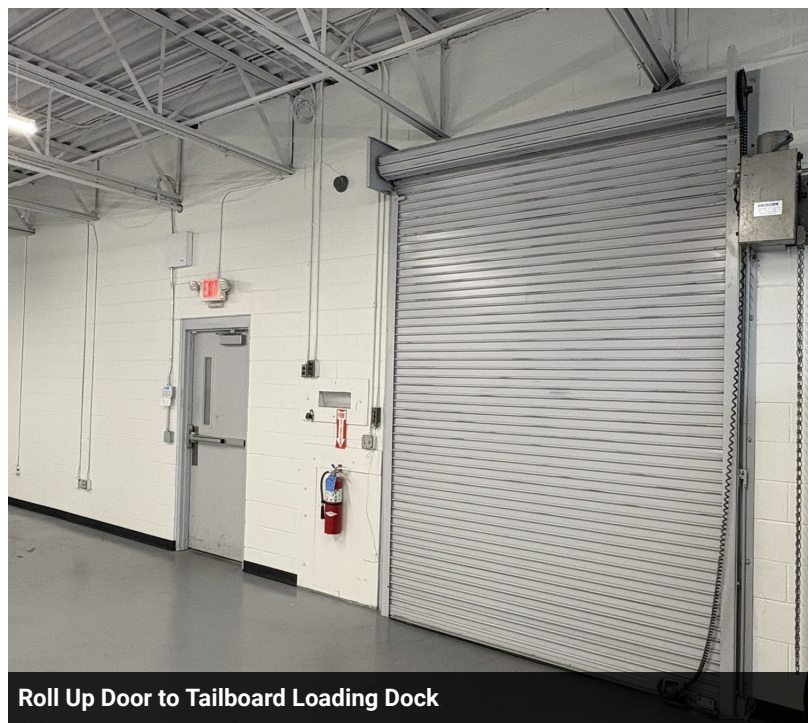
Front Office Space



Production/Warehouse Space



Front Office/Conference Room



Roll Up Door to Tailboard Loading Dock

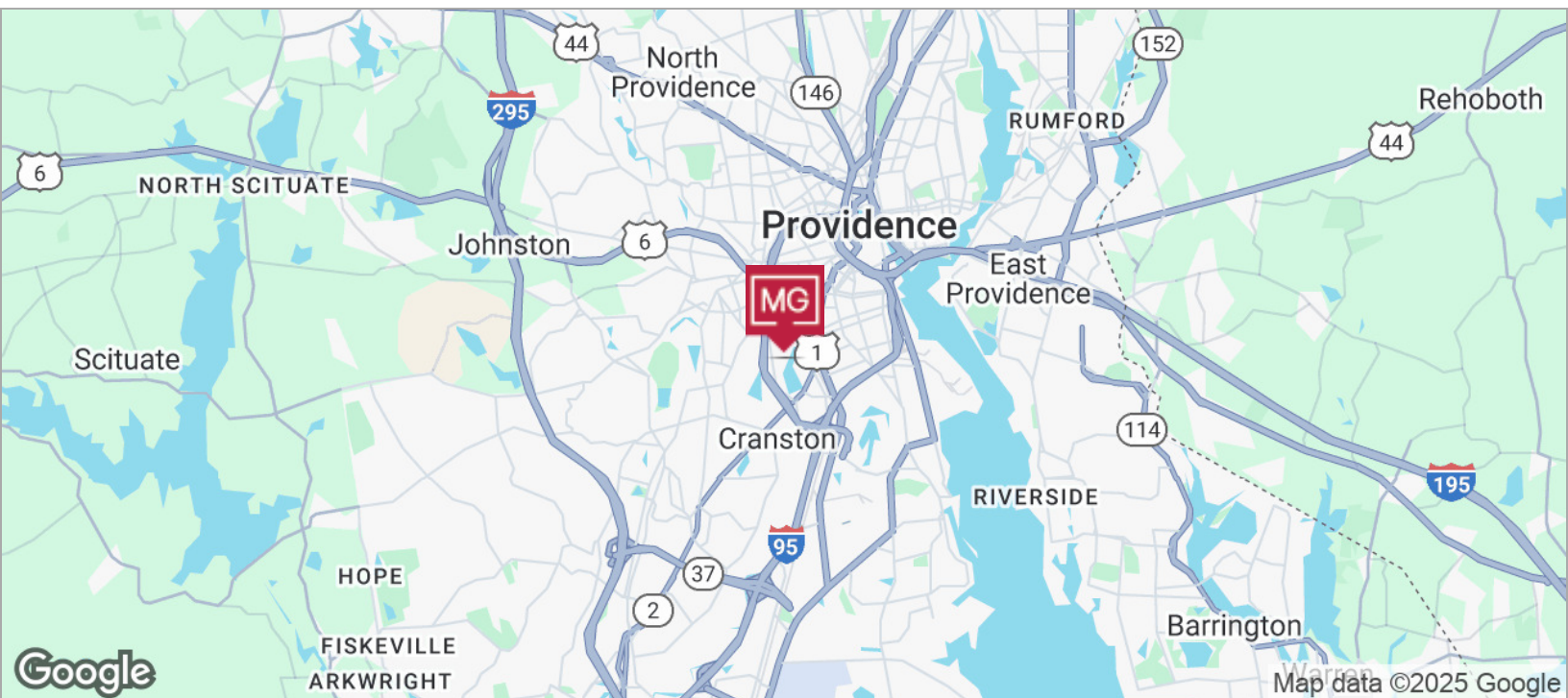
GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

JULIE FRESHMAN, SIOR
Vice President
401.751.3200 x3309
julie@mgcommercial.com

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



LOCATION MAPS



GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

JULIE FRESHMAN, SIOR
Vice President
401.751.3200 x3309
julie@mgcommercial.com

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

