

WAREHOUSE SPACE FOR LEASE



18,250 SF - 48,350 SF HIGH BAY WAREHOUSE

4 Energy Way, West Warwick, RI 02893

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The subject building consists of 82,000 square feet +/- of total space, including approximately 8,000 square feet of highly functional mezzanine space and is situated on approximately 7.5 acres of land. The building is subdivided into 4 units, each with its own separate meters. The subject space comes with ample truck circulation and offers multiple docks.

PROPERTY HIGHLIGHTS

- 18,250 SF - 48,350 SF High Bay Warehouse Space
- 14 Loading Docks
- 29' Clear Ceiling Height
- Close to I-95 On/Off Ramps at Exit 24

LOCATION DESCRIPTION

Well located in the West Warwick Business Park, with convenient truck access in and out of the park on James P Murphy Highway and easily accessible to I-95 at Exit 24. The industrial park is well established and includes two hotels immediately within the business park. T.F. Green Airport is 8.5 miles away and Downtown Providence is 30 minutes away.

OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	18,250 - 48,350 SF
Lot Size:	7.8 Acres
Building Size:	82,000 SF +/-

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BUILDING/SPACE SPECIFICATIONS

BUILDING/SPACE INFORMATION

Total Building Size:	82,000 SF +/-	Ceiling Height:	29' Clear
Available Space:	18,250 SF - 48,350 SF	Column Spacing:	50' x 30'
Warehouse:	18,250 SF - 41,950 SF	Loading Docks:	14
Mezzanine:	4,800 SF	Fire Safety System:	Dry Sprinkler System
1st Floor Office:	850 SF	Roof:	Rubber Membrane
2nd Floor Office:	750 SF	Lighting:	Motion Sensors
Land Area:	7.8 Acres	Floor:	Concrete
Construction:	Insulated Metal & Steel	Zoning:	BP (Business Park)



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ADDITIONAL PHOTOS



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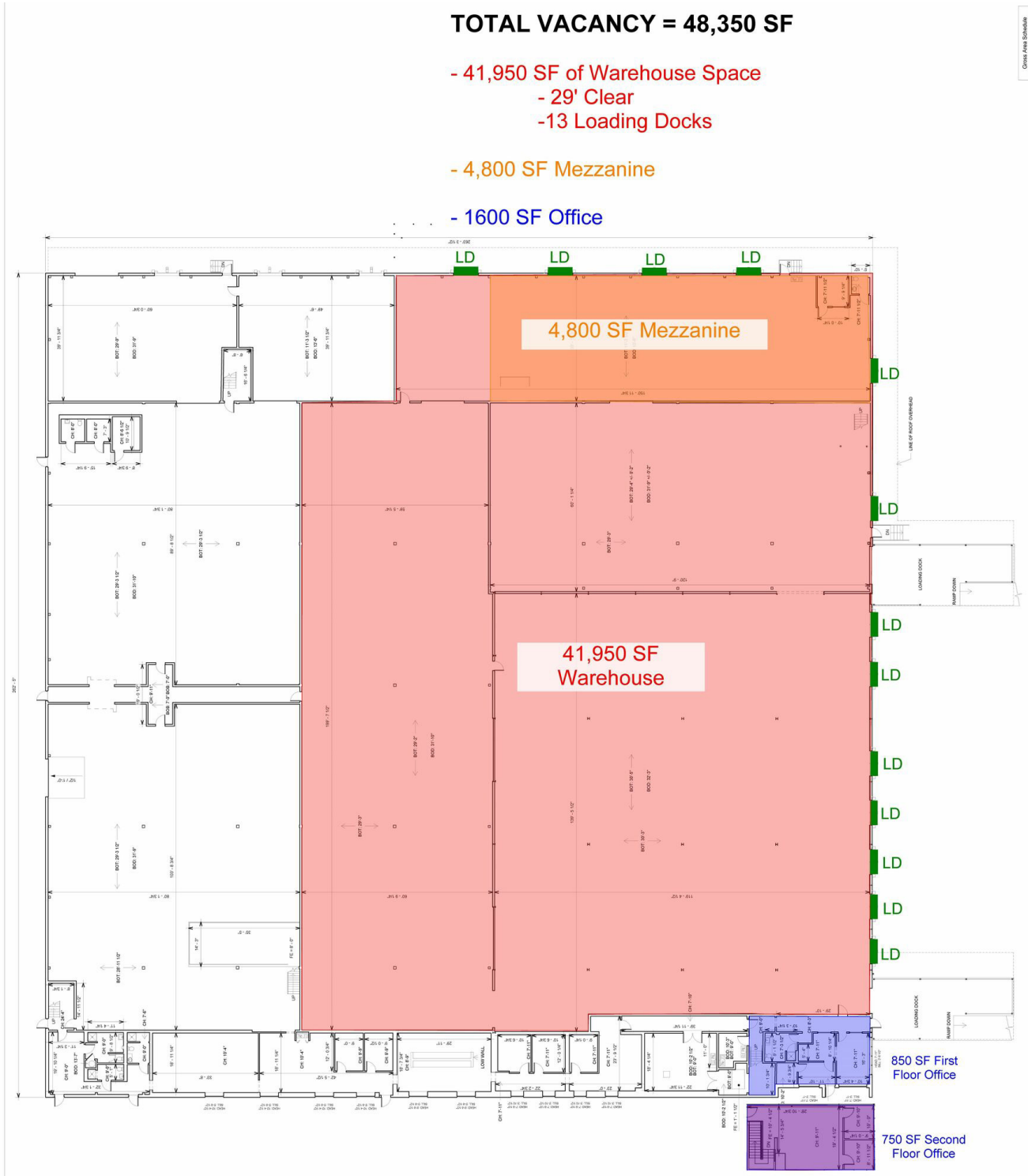
FLOOR PLANS

TOTAL VACANCY = 48,350 SF

- 41,950 SF of Warehouse Space
 - 29' Clear
 - 13 Loading Docks

- 4,800 SF Mezzanine

- 1600 SF Office



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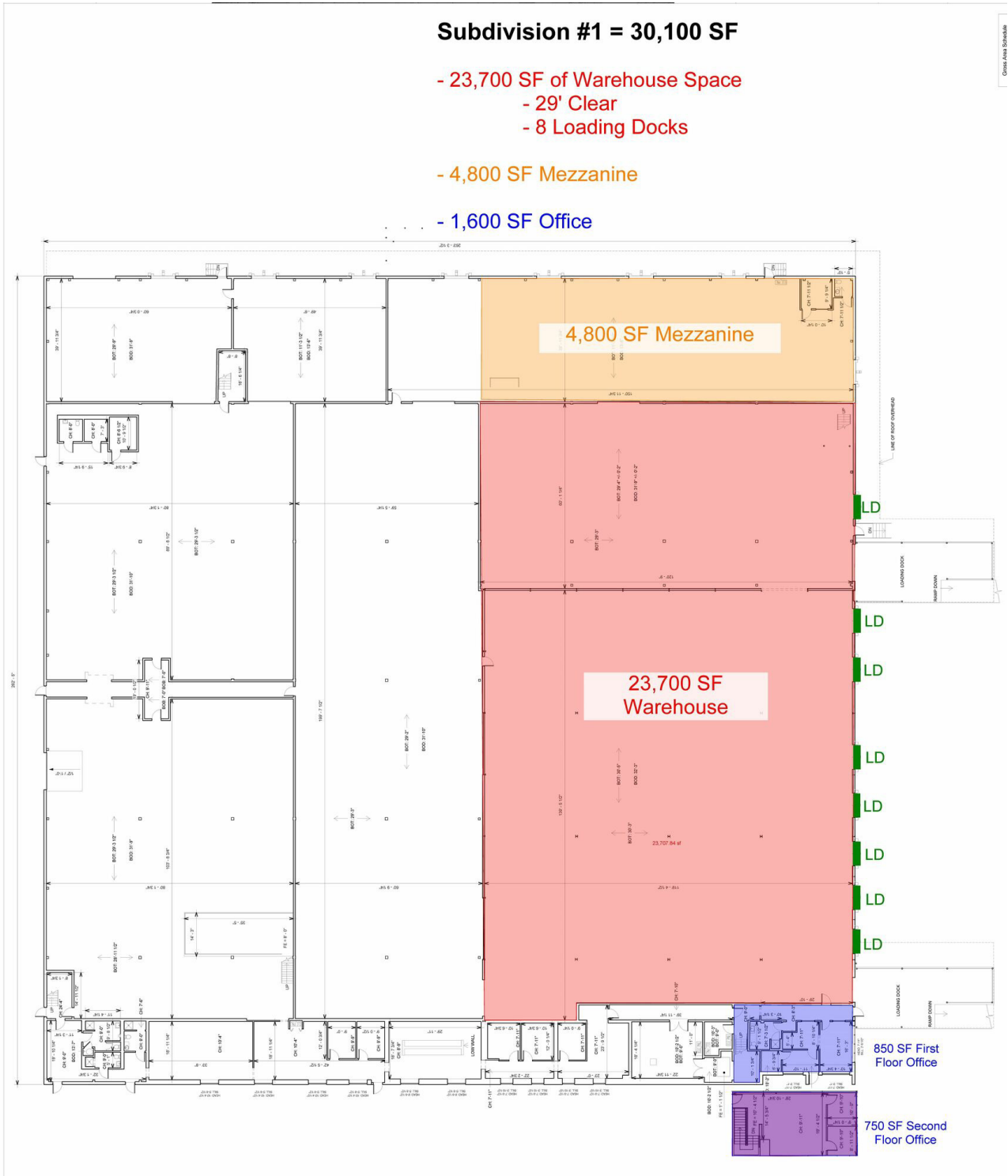
FLOOR PLANS

Subdivision #1 = 30,100 SF

- 23,700 SF of Warehouse Space
- 29' Clear
- 8 Loading Docks

- 4,800 SF Mezzanine

- 1,600 SF Office



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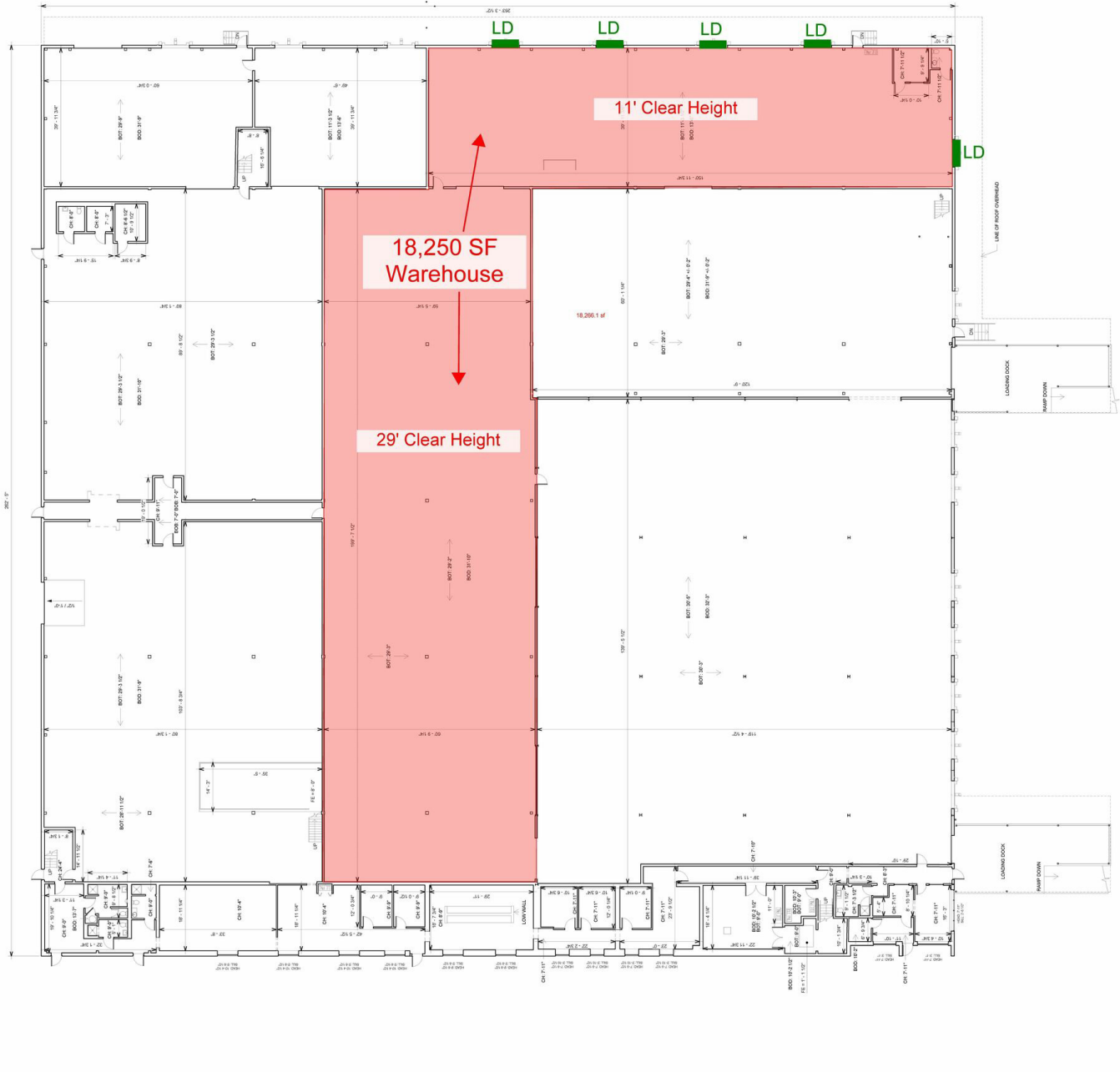
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FLOOR PLANS

Subdivision #2 = 18,250 SF

- 18,250 SF of Warehouse Space
- 5 Loading Docks



1 Existing Level 1 Floor Plan

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AERIAL MAP



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