

# FOR SALE

## 41,474 SF INDUSTRIAL BUILDING

7 HEMINGWAY DRIVE | RIVERSIDE, RI 02915



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 7 Hemingway Drive, Riverside for sale. This 41,474 SF industrial facility on 2.27 acres features a functional lower level, 2 freight elevators, 2 docks and 2 drives. Ideally located with excellent highway access, this property is perfect for manufacturing, storage and distribution.

### PROPERTY HIGHLIGHTS

- 41,474 SF industrial facility on 2.27 acres
- Less than 1.5 miles to I-195
- Dual level layout; first floor & lower level
- Two 5,000 LB freight elevators
- Ideal for manufacturing, storage and distribution

### OFFERING SUMMARY

|                     |             |
|---------------------|-------------|
| Reduced Sale Price: | \$3,950,000 |
| Lot Size:           | 2.27 Acres  |
| Building Size:      | 41,474 SF   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 156       | 517       | 3,010    |
| Total Population  | 382       | 1,217     | 6,939    |
| Average HH Income | \$88,387  | \$86,384  | \$94,272 |

**ZACH PASQUIN**

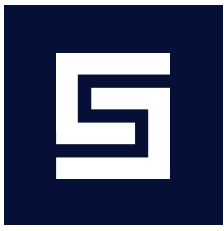
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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

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**Reduced Sale Price: \$3,950,000**

### BUILDING SPECIFICATIONS

|                   |               |
|-------------------|---------------|
| Building Size     | 41,474 SF     |
| Warehouse         | 39,524 SF     |
| Office Space      | 1,950 SF      |
| Clear Height      | 12' 11"       |
| Docks             | 2 @ 10' x 10' |
| Interior Drives   | 2 @ 8' x 10'  |
| Freight Elevators | 2 @ 5,000 lbs |
| Year Built        | 1991          |

### MECHANICAL/UTILITIES

|                     |                     |
|---------------------|---------------------|
| Power               | 800A, 600V, 3 Phase |
| Heat                | Gas                 |
| Lighting            | LED                 |
| Sprinklers          | Wet                 |
| Water/Sewer Company | City                |
| Electric Company    | Rhode Island Energy |

### LAND

|               |               |
|---------------|---------------|
| Lot Size      | 2.27 Acres    |
| Parking Ratio | 2.08/1,000 SF |
| Zoning        | I2            |

### TAXES

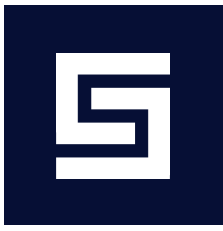
|                |             |
|----------------|-------------|
| Tax PSF        | \$0.58      |
| Mill Rate      | 20.63       |
| Year Assessed  | 2025        |
| Assessed Value | \$1,133,100 |

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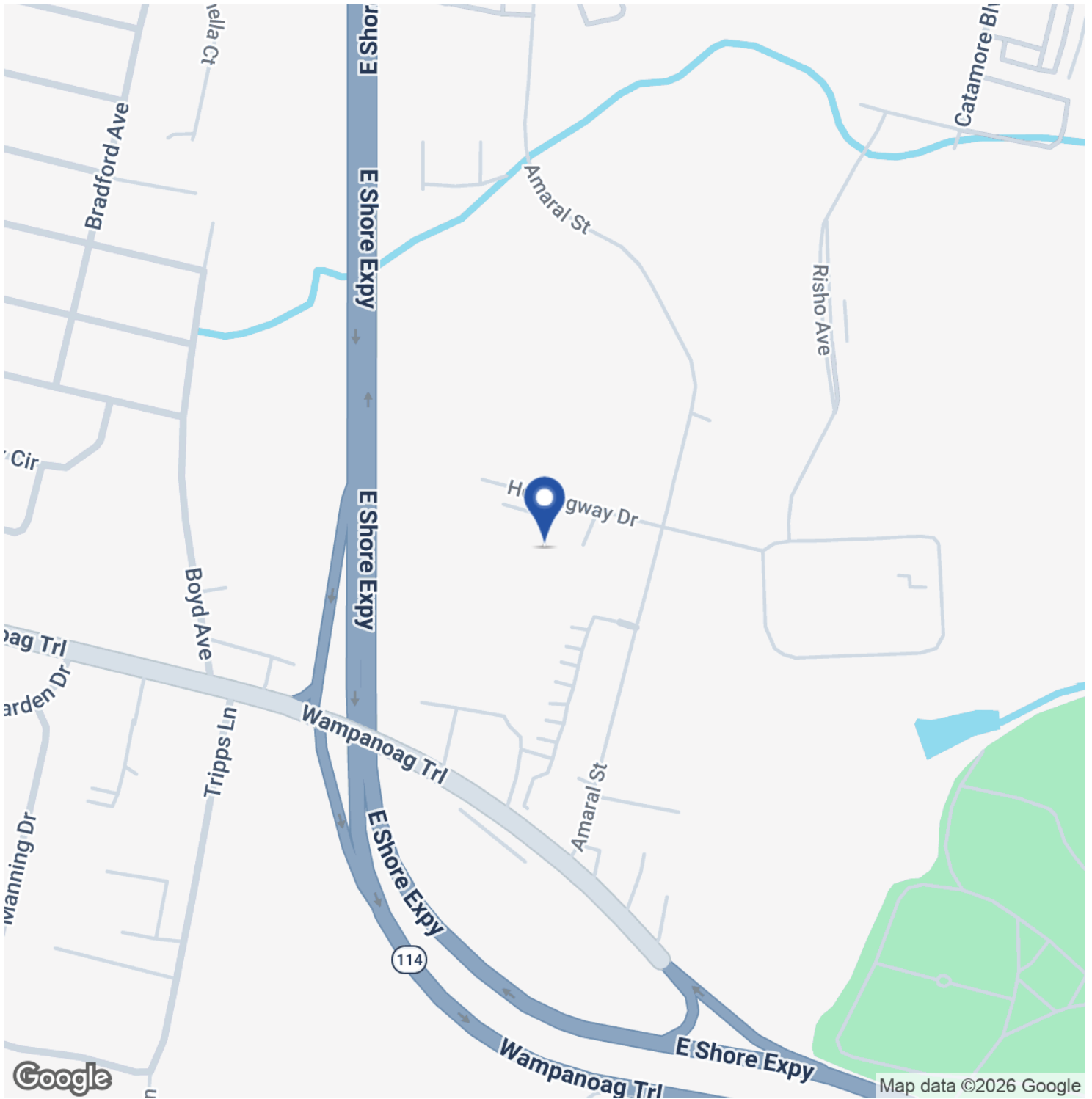
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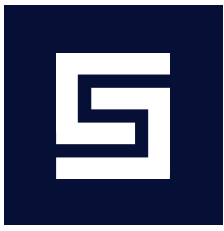
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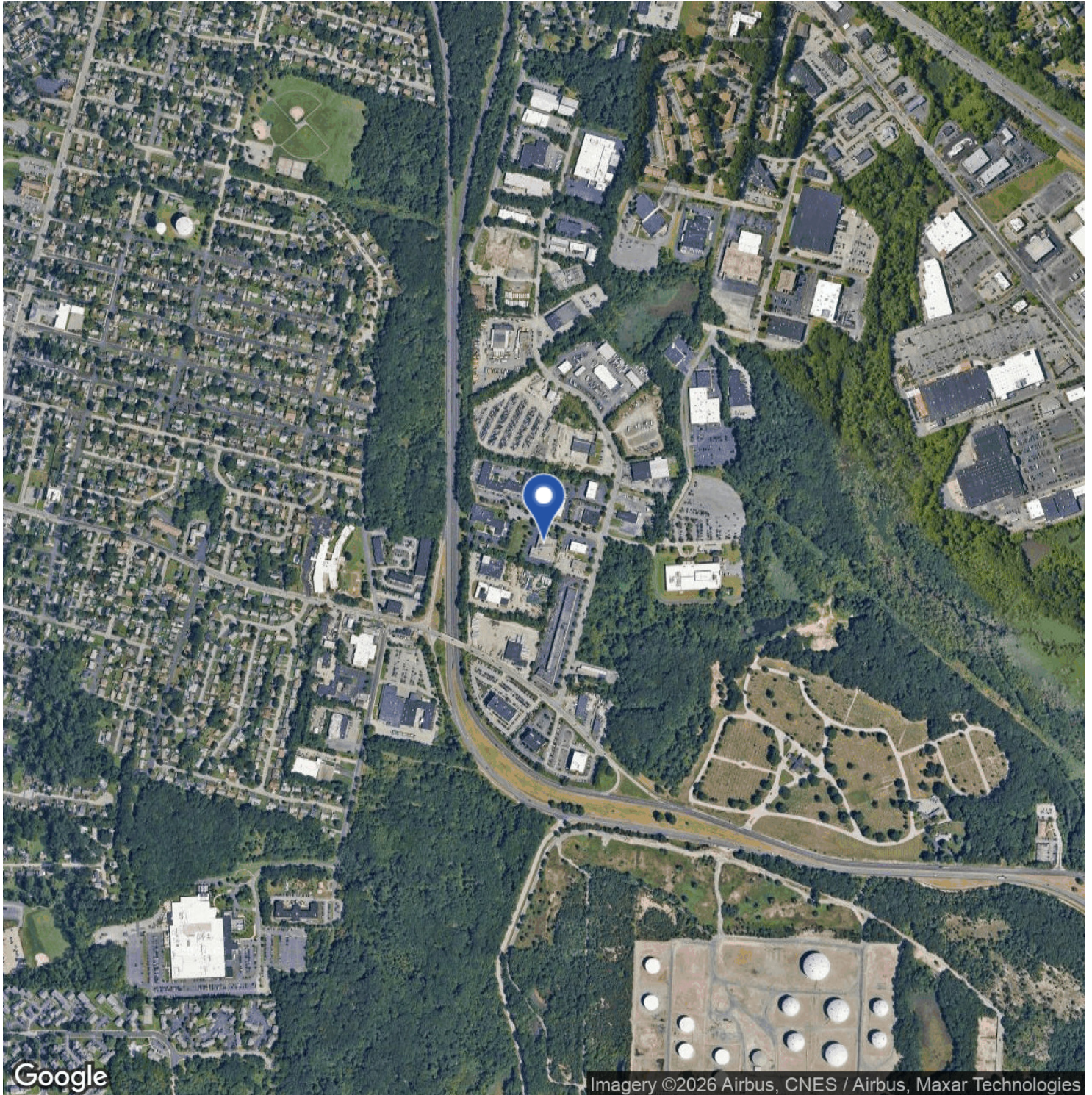
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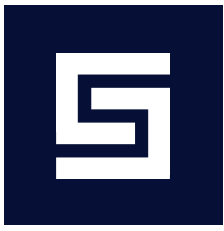


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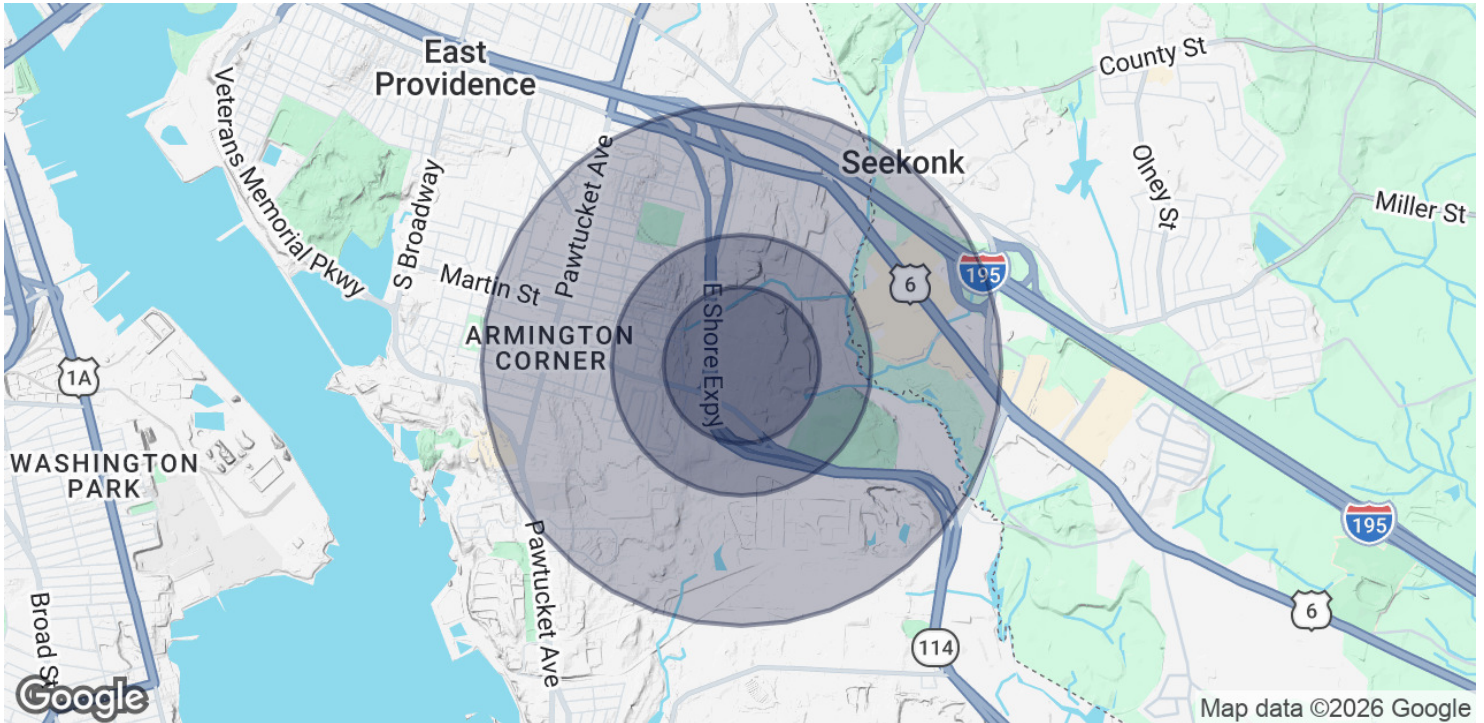
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 382       | 1,217     | 6,939  |
| Average Age          | 45        | 46        | 45     |
| Average Age (Male)   | 42        | 43        | 43     |
| Average Age (Female) | 47        | 49        | 47     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 156       | 517       | 3,010     |
| # of Persons per HH | 2.4       | 2.4       | 2.3       |
| Average HH Income   | \$88,387  | \$86,384  | \$94,272  |
| Average House Value | \$389,612 | \$375,217 | \$379,857 |

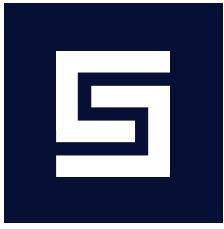
2020 American Community Survey (ACS)

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