

INDUSTRIAL SPACE & YARD AREA FOR LEASE



1100 WARREN AVENUE

East Providence, RI 02914

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

1100 Warren Avenue consists of a 14,310 SF industrial building situated on 2.98 acres with 5,272 SF of flex/warehouse space including second floor office space and one (1) to one and a half (1.5) acres of yard space available for lease. The subject space is highly functional, comprised of open flex/warehouse and sales/service type space with 14' clear ceiling heights, an overhead door (10' high by 10' wide), and office space.

PROPERTY HIGHLIGHTS

- 5,272 SF Flex/Warehouse/Office
- 1 to 1.5 Acres of Yard Space
- 14' Clear Ceiling Heights
- Overhead Door (10' H x 10'W)
- Highly Visible Location
- Positioned with Access to I-95 and I-195

LOCATION DESCRIPTION

This property is located on Warren Avenue (Route 114) in East Providence, RI, a well-established commercial corridor offering excellent access throughout the East Bay and greater Providence area. The property is approximately 2.5 miles from I-195 and 5 miles from I-95, providing convenient access to Providence, Seekonk, Fall River, Boston, and southeastern Massachusetts with numerous amenities nearby on the Route 6 retail corridor.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	5,272 SF
Land Lease Rate:	\$1.00/SF (NNN)
Available Land:	1 to 1.5 Acres
Total Lot Size:	2.98 Acres
Total Building Size:	14,310 SF

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