

OFFICE/WAREHOUSE PROPERTY FOR SALE/LEASE



2670 WARWICK AVENUE

Warwick, RI 02889

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

2670 Warwick Avenue is an 8,850 square foot, vacant, free standing, concrete block, office/warehouse building situated on 1.73 acres. The building contains 6,000 square feet of office space and 2,850 square feet of warehouse space with a loading dock and two overhead doors, which could be converted back to 7,650 square feet of warehouse and 1,200 square feet of office. There is on-site parking along the front, side and rear of the building.

PROPERTY HIGHLIGHTS

- 8,850 SF Office/Warehouse Building
- 6,000 SF OFC/2,850 SF WHS
- Ideal Conversion Back to Industrial
- (1) Loading Dock, (2) Overhead Doors
- 1.73 Acre Site (Expandable)
- Convenient Proximity to Highway

LOCATION DESCRIPTION

2670 Warwick Avenue is conveniently located off of Warwick Avenue just south of the intersection of 117A (Warwick Avenue) and Oakland Beach Avenue, and north of the intersection of West Shore Road and Warwick Avenue in Warwick, Rhode Island. The property is just 14 minutes from I-95 and T.F. Green Airport (PVD), which serves the Providence area.

OFFERING SUMMARY

Sale Price:	\$1,095,000
Building Size:	8,850 SF
Lot Size:	1.73 Acres
Lease Rate:	\$10.50 SF/NNN

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