

OFFICE & WAREHOUSE SPACE FOR LEASE



40 ALBION ROAD

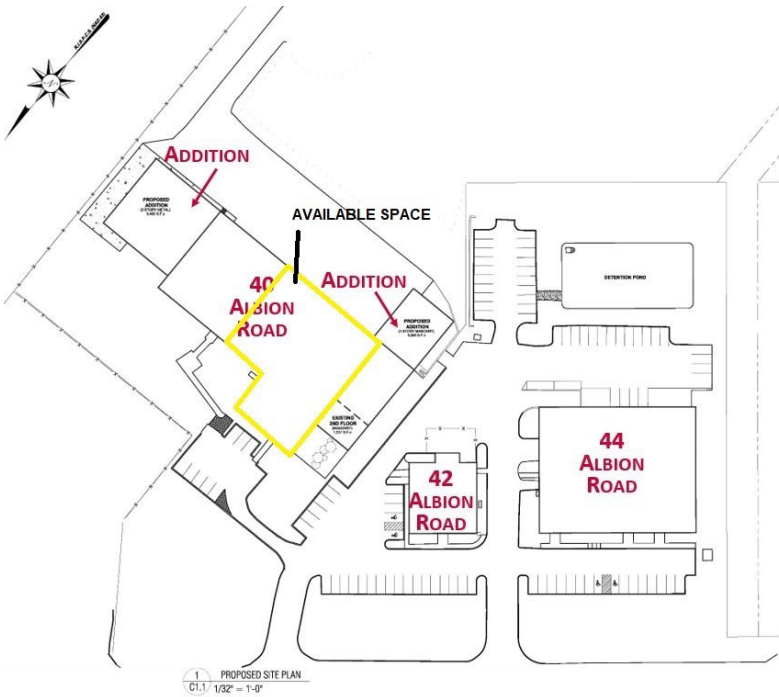
Lincoln, RI 02865

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

15,160 SF of flex space (office & warehouse) is available at 40 Albion Road and can be leased as one unit or as two separate units consisting of 4,560 SF and 10,600 SF. Should the units end up being leased separately, each unit will contain a combination of office and warehouse space and an overhead door.

PROPERTY HIGHLIGHTS

- Immaculately Maintained Flex Campus
- Premier Northern RI Location
- Mix of Global, National and Regional Tenants - Join Mars Chocolates, Thyssen Krupp and other Excellent Tenants
- 4,560 SF - 10,600 SF Units (Office & Warehouse)
- Grade Level Doors

LOCATION DESCRIPTION

The 6.6 acre campus setting consists of 3 buildings (office and flex) totaling 54,000 SF. There is a mix of local, regional, national and international tenants. The campus is ideally located in northern Rhode Island at the confluence of Routes 295, 146 and 116, making it very convenient for tenants to access locally, and from many other regional areas, including Boston, Worcester, Hartford and New York. Additionally, the campus is directly across from the North Central State Airport, offering tenants and clients the option of flying to or from major cities in minutes and walking across the road to the campus.

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	4,560 SF - 15,160 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$11.50 SF/yr	4,560 SF
Suite 103	\$11.50 SF/yr	10,600 SF

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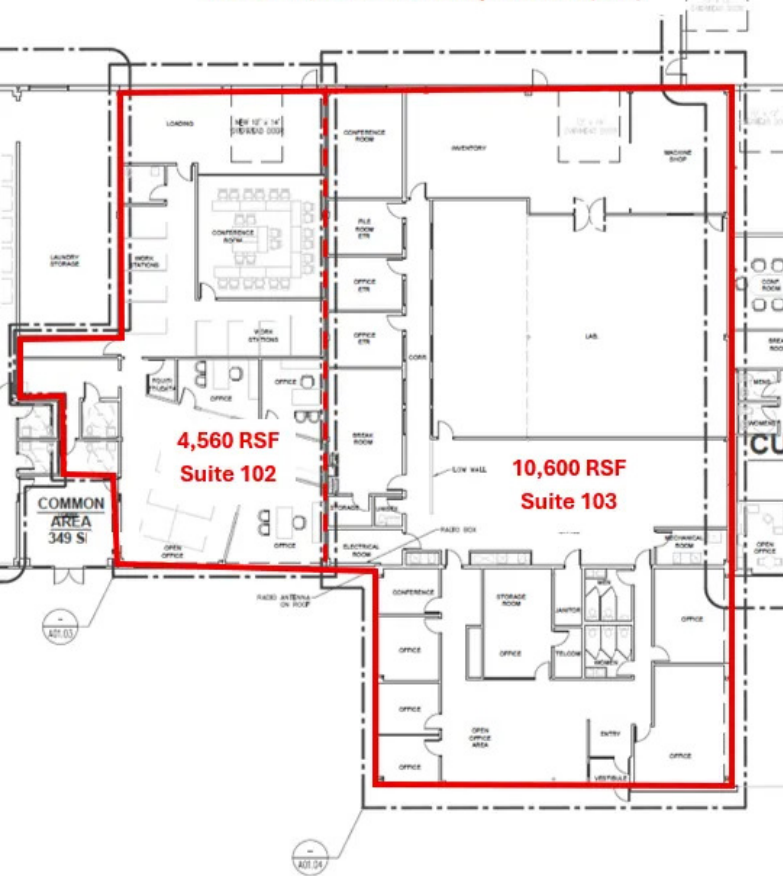
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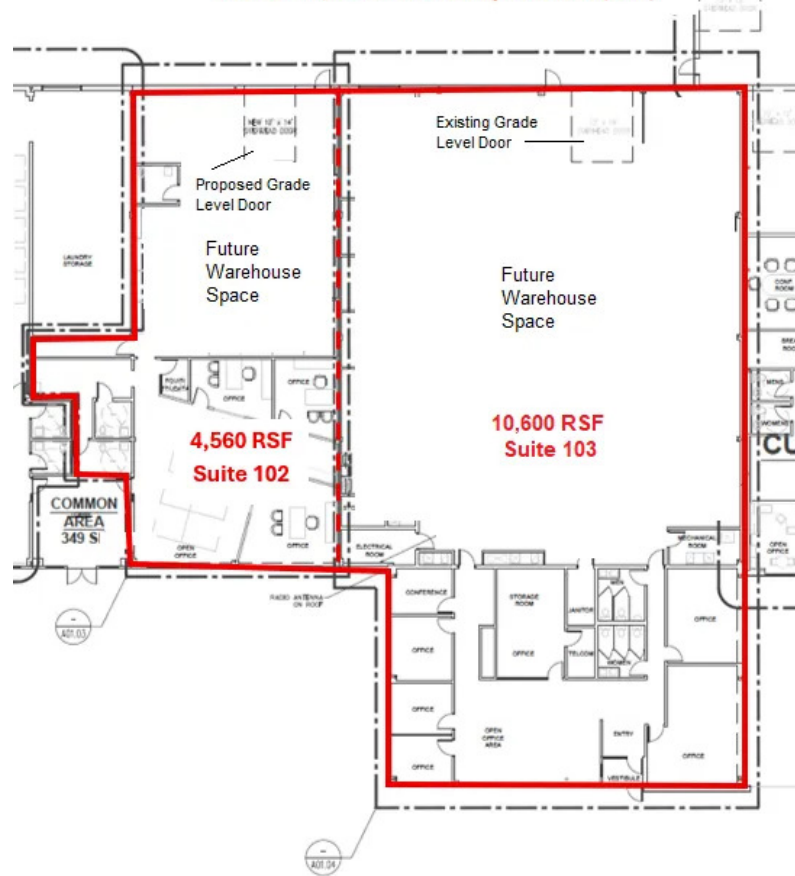


FLOOR PLANS

Total of 15,160 Rentable Square Feet (RSF)



Total of 15,160 Rentable Square Feet (RSF)



Existing Layout

Proposed Layout

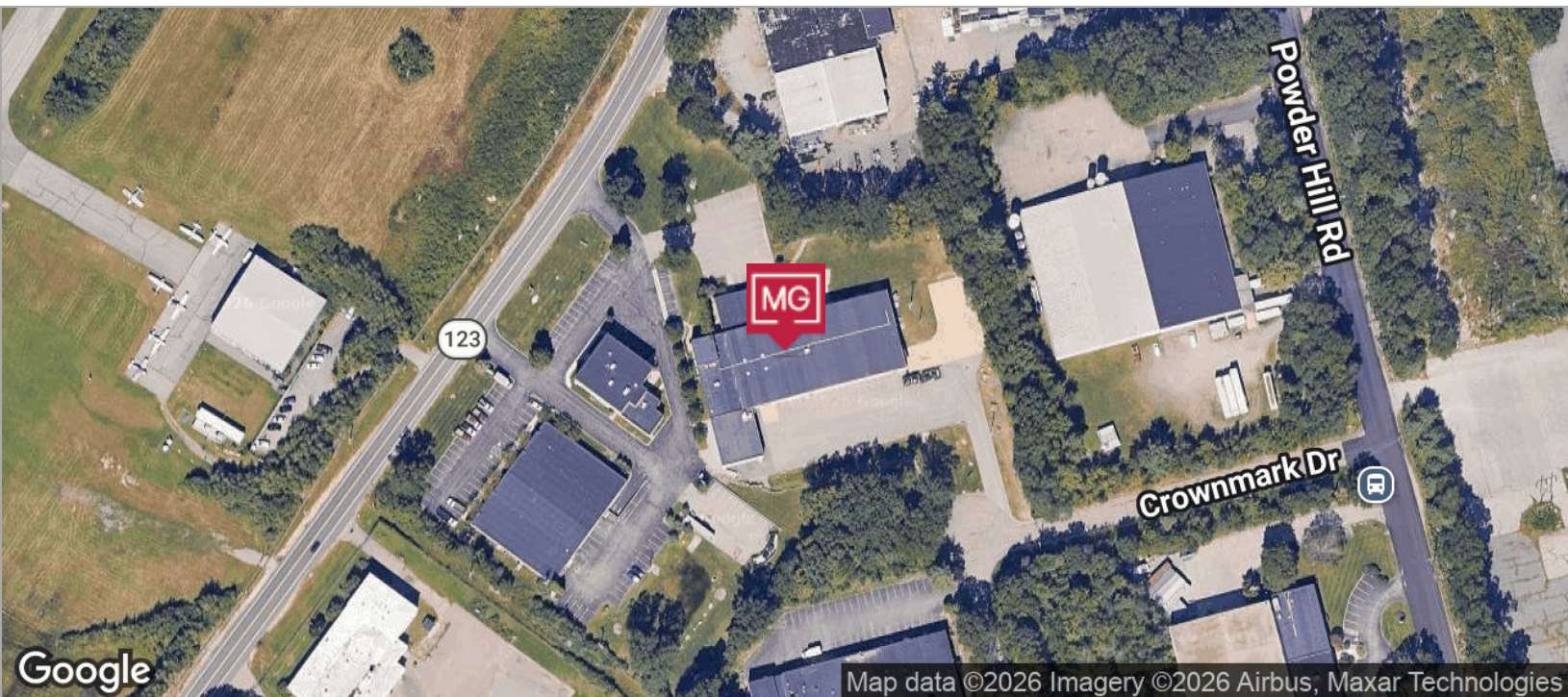
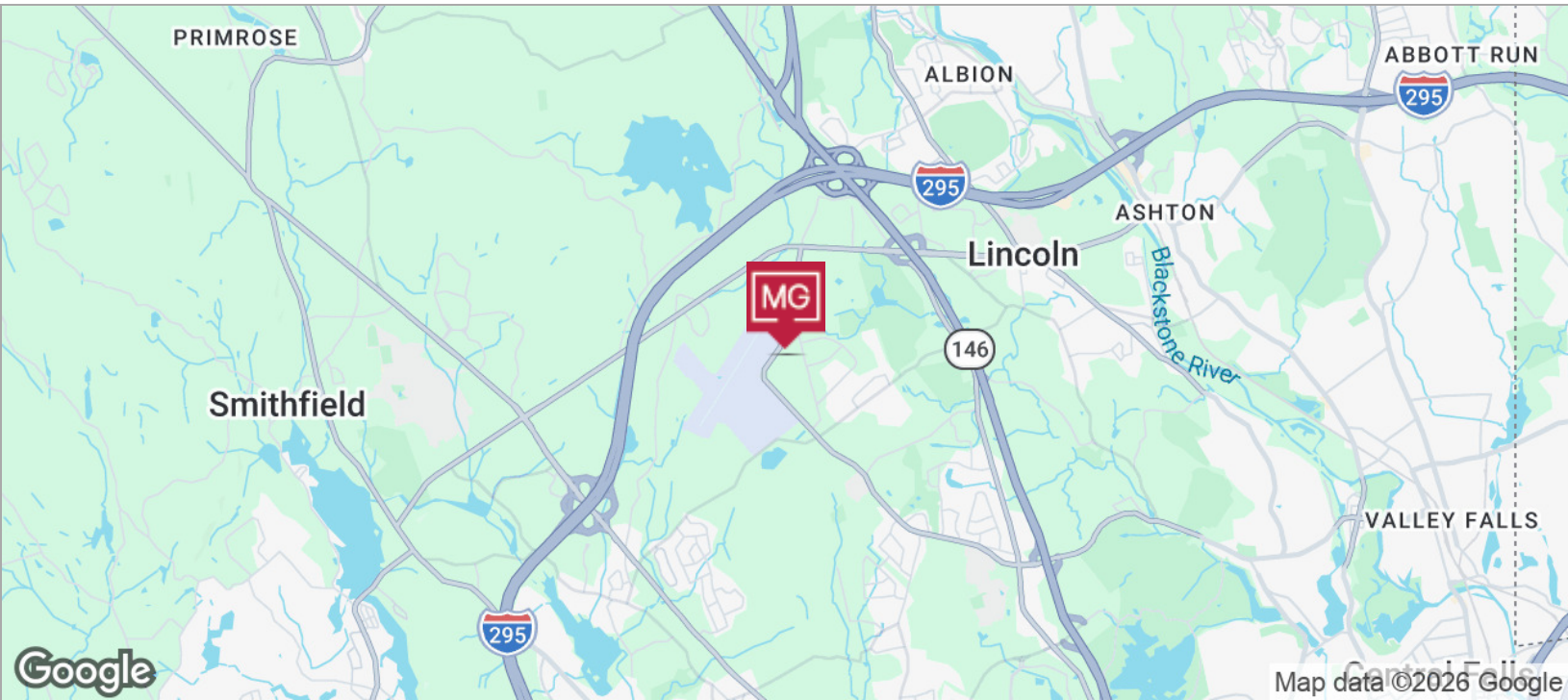
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LOCATION MAPS



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