

INVESTMENT PROPERTY FOR SALE



SINGLE TENANT INVESTMENT OPPORTUNITY

50 Jefferson Park Road, Warwick, RI 02888

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

50 Jefferson Park Road is comprised of a 12,500 SF industrial facility, situated on 1.93 acres and home to McLeod Optical Company, Inc., (an EssilorLuxottica company), which occupies 100 percent of the property. The facility, built in 1969, is fully air-conditioned and offers sufficient office, power, and loading.

PROPERTY HIGHLIGHTS

- Single Credit Tenant Net Lease
- (7) Seven Year Lease Term
- 3% Annual Rent Increases
- 65 Plus Parking Spaces
- Fully Air-Conditioned Facility
- Premier Business Park Setting
- Immediate Access to I-95

LOCATION DESCRIPTION

50 Jefferson Park Road is well located in an established business park just off Jefferson Boulevard and the I-95 on/off ramps. The Jefferson Boulevard corridor is one of the most highly desired locations in the state for national, regional and local industrial, sales/service type companies.

OFFERING SUMMARY

Sale Price:	\$1,590,000
Building Size:	12,500 SF
Lot Size:	1.93 Acres
Zoning:	GI
NOI:	\$93,733.40
Cap Rate:	6.0%

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