

OFFICE / LABORATORY PROPERTY FOR SALE



QUONSET BUSINESS PARK - OFFICE / LABORATORY BUILDING

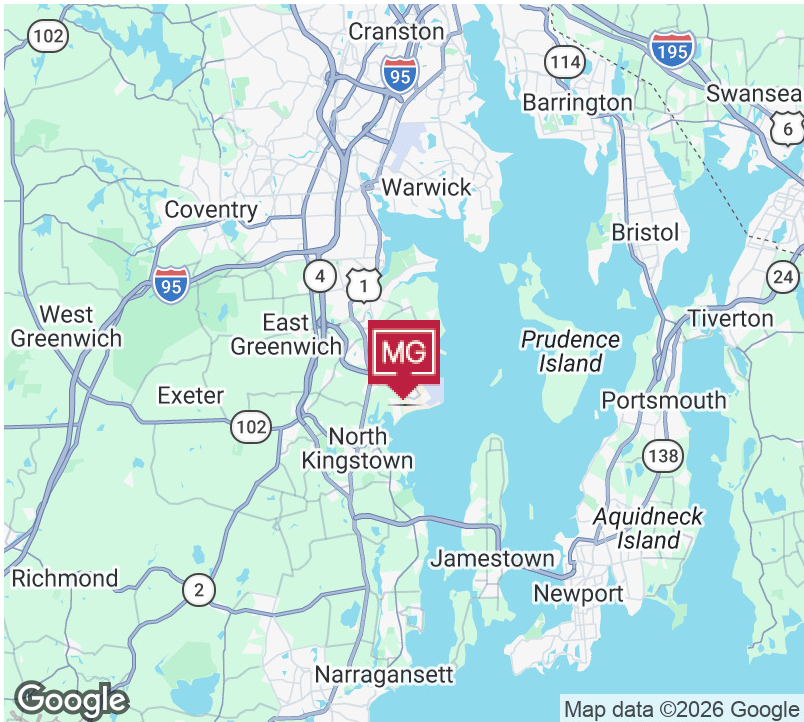
211 Circuit Drive, North Kingstown, RI 02852

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

211 Circuit Drive is a two-story, 50,000 SF +/- office/laboratory building situated on 3.75 acres and is currently comprised of a single tenant. The tenant, Dominion Diagnostics, a certified and accredited national medical laboratory (now owned by G3 Vision Labs), has occupied the building since its construction in 2001. With additions constructed in 2006-2007, the building contains a mixture of modern office and laboratory space, two (2) generators and a 2,000-lb freight elevator. The property contains ample onsite parking with 165 parking spots.

LOCATION DESCRIPTION

211 Circuit Drive is a 3.75-acre property located in the southern portion of Quonset Business Park in North Kingstown, Rhode Island. Widely regarded as the state’s premier business and industrial park, Quonset is home to more than 260 companies and offers world-class transportation and utility infrastructure. Situated on Narragansett Bay and adjacent to the Port of Davisville, Rhode Island’s leading public port, the property provides convenient access to Route 4 and I-95, connecting easily to Providence and points north, as well as Newport and points south.

OFFERING SUMMARY

Building Size:	50,000 SF +/-
Lot Size:	3.75 Acres
Zoning:	QBPD (Quonset Business Park District)
Parking:	165 Onsite Parking Spaces

PROPERTY HIGHLIGHTS

- 50,000 SF +/- Office/Laboratory Building
- Situated on 3.75 Acres
- Premier Quonset Business Park Location
- Fully Leased Until April 2028
- Over \$2 Million of Net Income Through Term
- Owner Occupancy Potential

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PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

Building Size	50,000 SF +/-
No. of Stories	Two (2)
Year Built	2001 (Addition 2006-2007)
Power	3 Phase - 2,000 Amps - 480/277 Volts
Heat/AC	100%
Fire Safety	Wet Sprinkler System
Roof	Ballasted Rubber (original) / EPDM (addition)
Loading	Double Doors
Elevator	2,000-lb Freight Elevator
Generators	Two (2)

PROPERTY INFORMATION

Address	211 Circuit Drive, North Kingstown, RI
Land Area	3.75 Acres
Property Type	Lab/Life Science/R&D
Property Use	Office and Lab
Zoning	QBPD (Quonset Business Park District)
Tax Plat and Lot	Plat Map 179 / Lot 13
Real Estate Taxes	\$74,281.30
Parking	165 Parking Spots
Water	Quonset Development Corporation
Sewer	Quonset Wastewater Treatment Facility



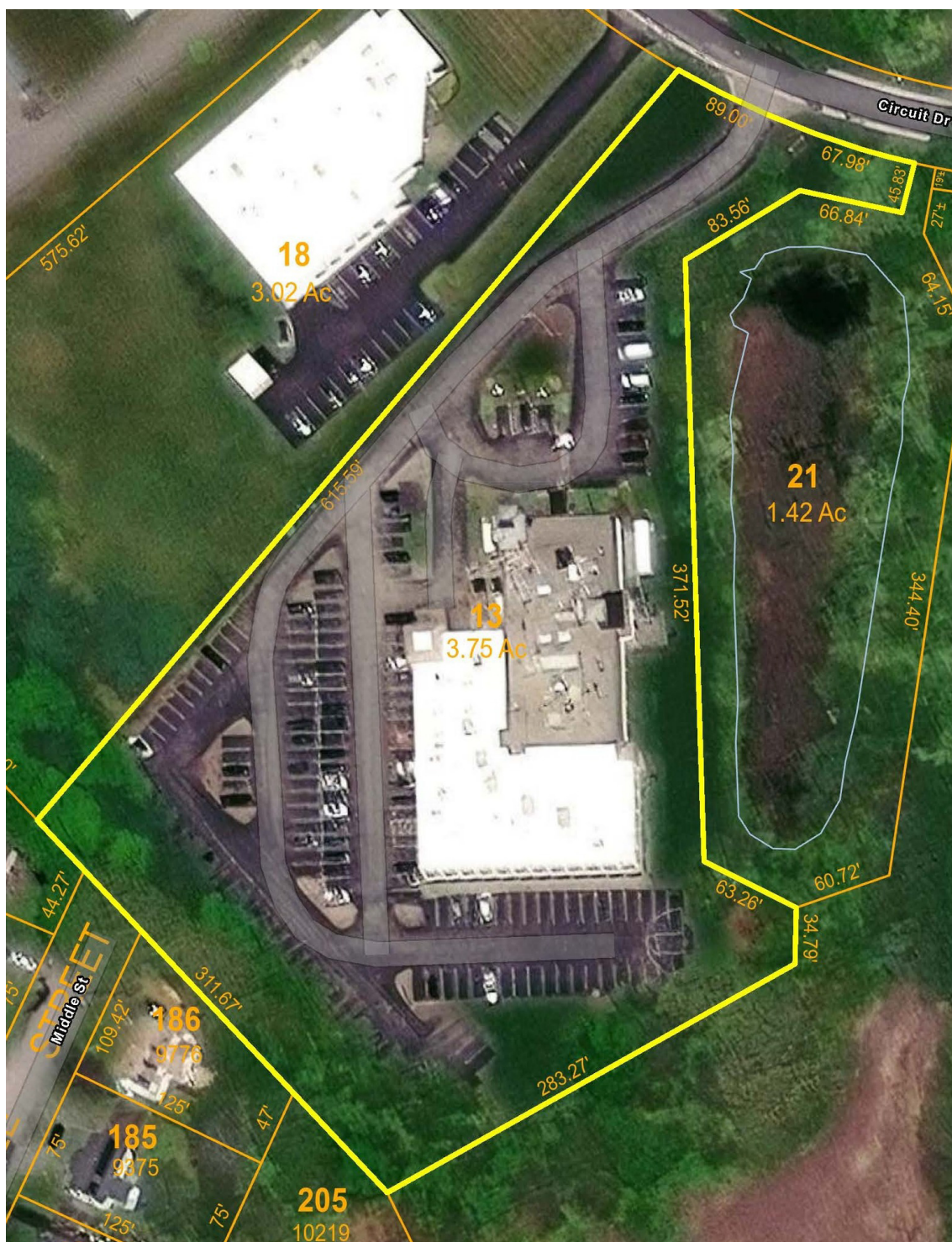
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TAX PARCEL MAP



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