

INDUSTRIAL PROPERTY FOR SALE



901 WATERMAN AVENUE

East Providence, RI 02914

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

901 Waterman Avenue consists of an 18,200 SF building for light manufacturing and warehouse use (including 5,800 SF office space) and is situated on 1.18 acres, which includes rear yard space and parking. The building offers an interior loading dock, drive-in access, ample power a wet sprinkler system, and is fully air-conditioned.

LOCATION DESCRIPTION

901 Waterman Avenue is well located on Waterman Avenue in East Providence, RI, with convenient access to I-195. Positioned at the gateway to one of the East Bay's major business parks, the subject property offers convenient trucking access to the highway and access to all amenities on the Routes 6/44 retail corridors.

OFFERING SUMMARY

Sale Price:	\$1,690,000
Building Size:	18,200 SF
Lot Size:	1.18 Acres
Zoning:	I-1
Annual Real Estate Taxes:	\$22,089.83

PROPERTY SPECIFICATIONS

- 18,200 SF Industrial Building
- 1.18 Acre Parcel (Plat 507/Lot 1)
- One Loading Dock w/Leveler
- One 10'x8' Grade-Level Door
- 400 Amps, 3-Phase Power
- 100% Wet Sprinkler System
- 12,400 SF MFG/WHS Space
- 100% Air-Conditioned Building

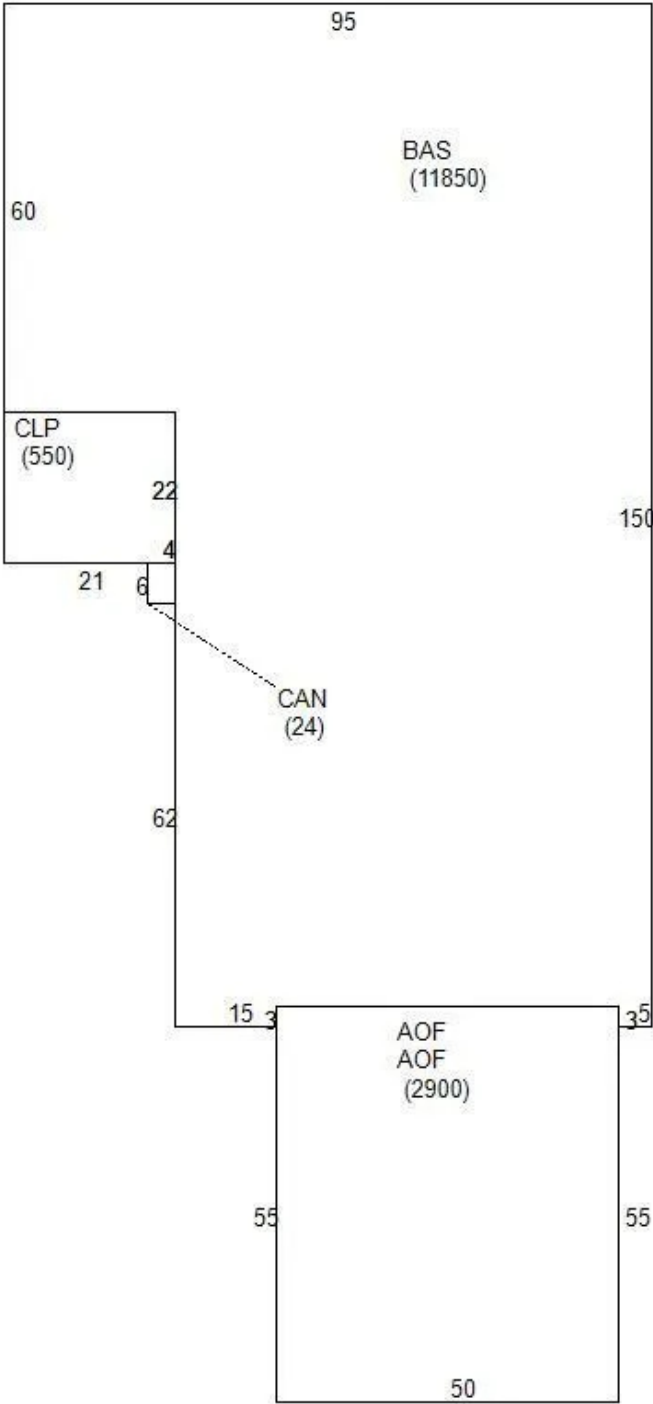
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ADDITIONAL PHOTOS AND PLANS



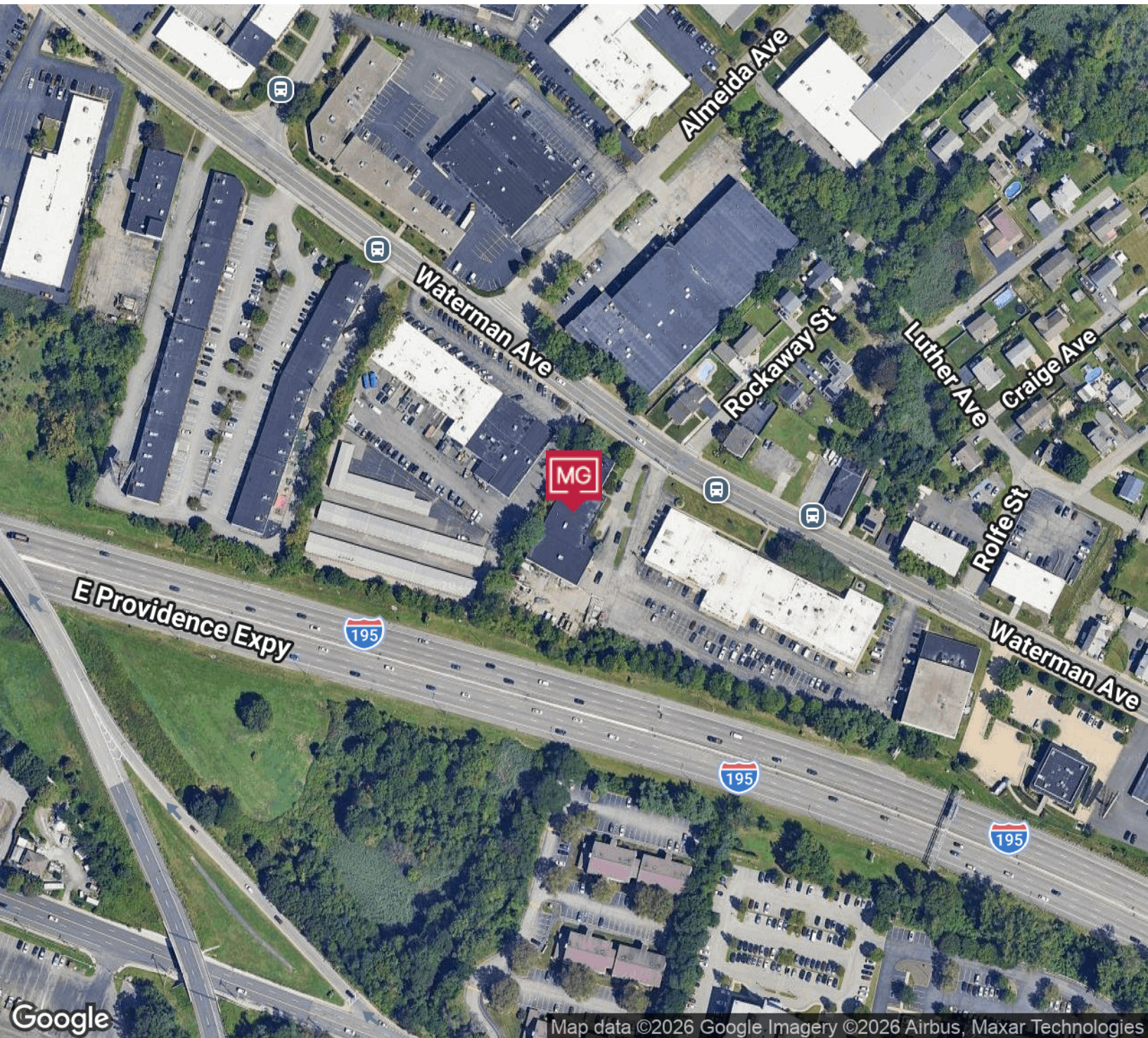
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AERIAL MAP



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