

INDUSTRIAL INVESTMENT PROPERTY FOR SALE



15 INDUSTRIAL ROAD

Cranston, RI 02920

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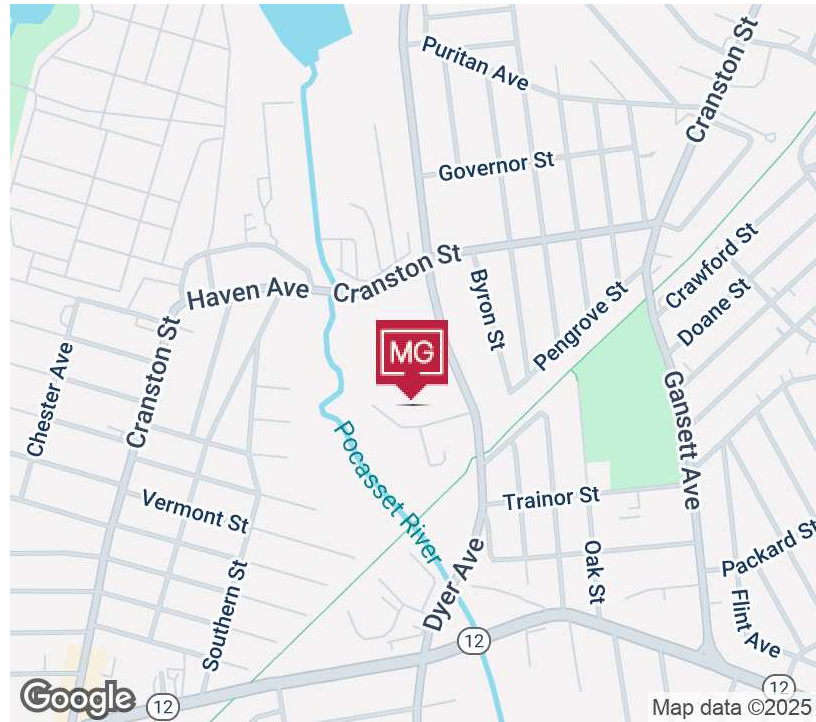
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

15 Industrial Road is a 26,494 SF manufacturing building (including 3,000 SF +/- of office space), situated on 2.6 acres in Cranston, Rhode Island. This fully air-conditioned facility is fully subdivided and occupied by (2) tenants, including a furniture manufacturer (8,000 SF) and a cannabis cultivator (18,464 SF). The building is fully sprinklered, consists of 2 docks, 3-phase power, and can accommodate up to 30 parking spaces on the premises.

PROPERTY HIGHLIGHTS

- 26,494 SF Fully Leased Industrial Building
- (2) Tenants at Below Market Rents
- 100% Air-Conditioned Facility
- Seller Financing Available
- Significant Future Upside
- RE Taxes \$34,305 Annually

LOCATION DESCRIPTION

15 Industrial Road (Plat 8/Lot 2769) is located in Cranston, Rhode Island immediately off Dyer Avenue in an industrial zoned cluster of buildings and within 1.75 miles of Route 10, 2.25 miles of I-95 and 4.0 miles of I-295. Nearby amenities include banking, food, gas, and many other conveniences.

OFFERING SUMMARY

Sale Price:	\$1,690,000
Building Size:	26,494 SF
Lot Size:	2.6 Acres
Taxes:	\$34,305
Number of Units:	2
NOI:	\$88,754.00

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