

INDUSTRIAL PROPERTY FOR SALE



# 655 WATERMAN AVENUE

East Providence, RI 02914

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

655 Waterman Avenue consists of a one story, 34,739 square foot industrial building with 5,400 +/- square feet of office space situated on a total of 2.21 acres of land (Plat 406, Block 7, Lots 7 and 10). The building was constructed in 1968 with a 12,240 SF addition constructed in 1975. The remaining 0.78 acres of the property consists of asphalt paved parking areas.

## LOCATION DESCRIPTION

This property is well located on Waterman Avenue in East Providence, with immediate access to I-195 and only minutes from Downtown Providence. The surrounding area supports a mix of commercial uses, including retail, industrial and restaurants.

## PROPERTY HIGHLIGHTS

- Construction: Concrete Block (Prefinished Metal Addition)
- Loading Docks: Two Step-Van Docks (8'H x 8'W)
- Drive-In Doors: One Drive-In Door (10'H x 8'W)
- Ceiling Height: 16.5' Clear
- Floors: Concrete
- Fire Safety: Wet Sprinkler System
- Heat and A/C: 100%
- Electricity: 3 Phase, 600 Amps, 277/480 Volts
- Parking: Ample On-Site
- Zoning: I1 (Industrial 1 Limited Mfg) & I2 (Industrial 2 General Mfg)
- Taxes: \$29,481.58 (2016)

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,100,000</b>
Lot Size:	2.21 Acres
Building Size:	34,739 SF

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# FLOOR PLAN



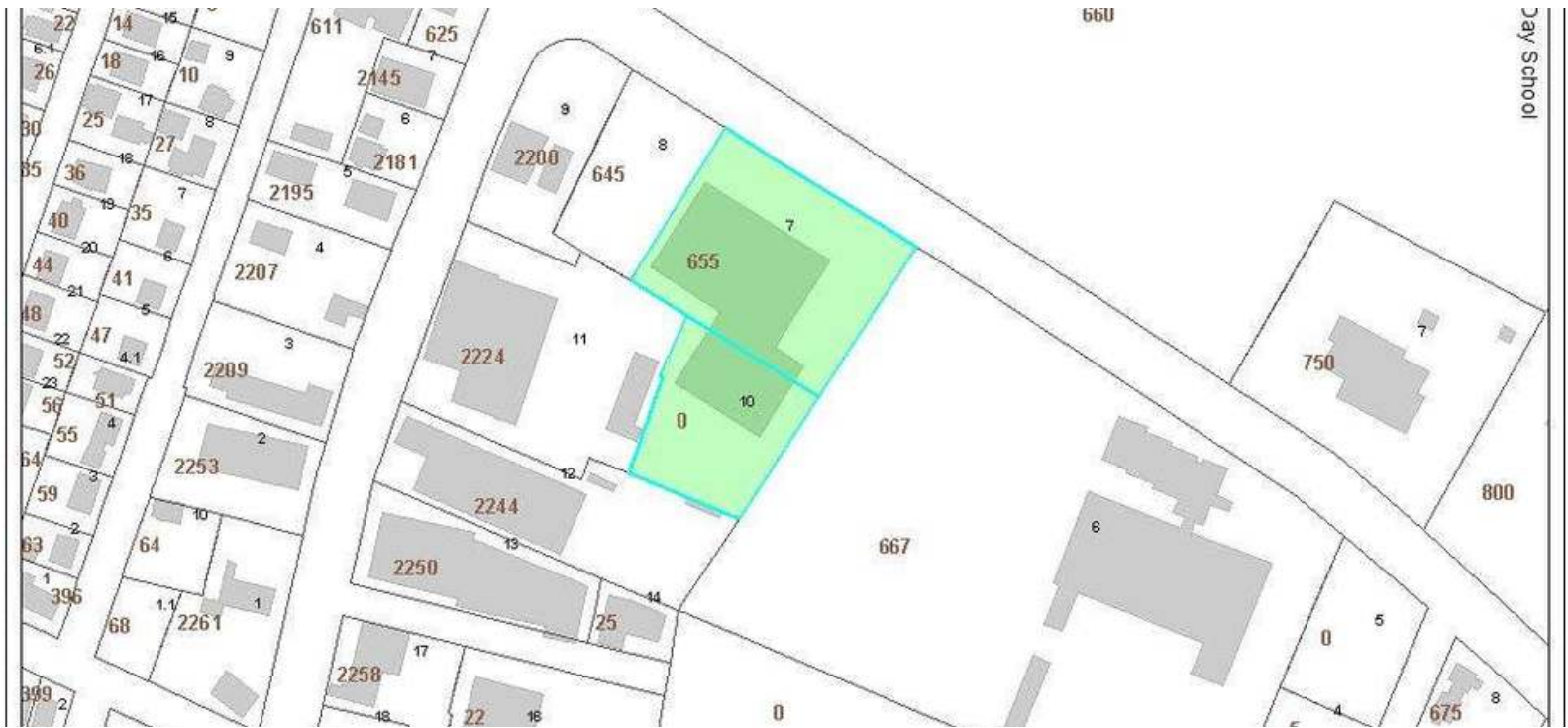
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# ADDITIONAL PHOTOS/SITE PLAN



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