

Brand New Drive-Thru Retail Unit

557 Killingly St, Johnston, RI 02919



Listing ID: 30430877
Status: Active
Property Type: Shopping Center For Lease
(also listed as Retail-Commercial)
Retail Type: Strip Center
Contiguous Space: 1,245 - 2,729 SF
Total Available: 13,333 SF
Lease Rate: \$16 - 18 PSF (Annual)
Base Monthly Rent: \$1,660 - 4,093
Lease Type: Modified Gross

Overview/Comments

Brand new professional/retail space fully permitted long drive-thru within a new high-end 8,000 SF plaza!

Easy access with plenty of parking and prominent signage/visibility on busy road.

Each unit has a 100 amp 3 phase 120/208 volt service each with its own meter.

Each unit has been wired for outlets along its exterior walls, Fire Alarm & Emergency Lighting.

Each unit has a 1.5" PVC conduit from main utility room for Cox or Verizon feeds.

Each unit has its own natural gas line and meter; unit A has a 1.5" line, others 1".

Each unit has a new 5 ton roof top HVAC unit

Building is hooked up to sewer.

Unit A has a 1" water line; units B-F have a 3/4" water line, each with sub-meter.

Units C-F have handicap accessible bathrooms and utility closets with 10 gallon hot water tanks. Each unit has rough plumbing for kitchenette.

Unit A/B has been rough plumbed for a commercial kitchen and conduits have been installed for a drive-thru order sign. A drive-thru permit has been obtained from the Town of Johnston. This unit also have handicap accessible bathrooms already installed.



More Information Online

<http://abbottproperties.catalist.com/listing/30430877>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	JO 13-490	Gross Building Area:	8,200 SF
Retail Type:	Strip Center	Land Area:	41,831 SF

Available Space

Suite/Unit Number:	Unit A/B	Space Subcategory 2:	Office Showroom
Suite Floor/Level:	1	Space Type:	New
Space Available:	2,697 SF	Date Available:	06/01/2019
Minimum Divisible:	2,697 SF	Lease Rate:	\$18 PSF (Annual)
Maximum Contiguous:	2,697 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Strip Center	Parking Spaces:	0

Space Description Brand new space fully permitted long drive-thru within a new high-end 8,000 SF plaza! Build to suit with paint ready walls and new bathroom. Easy access with plenty of parking and prominent signage/visibility on busy road. Close proximity to major employers such as Citizen's headquarters. Centrally located between Rt 95 and 295 right off Rt.6.

Available Space

Suite/Unit Number:	Unit C	Space Subcategory 2:	Office Showroom
Suite Floor/Level:	1	Space Type:	New
Space Available:	1,361 SF	Date Available:	06/01/2019
Minimum Divisible:	1,361 SF	Lease Rate:	\$18 PSF (Annual)
Maximum Contiguous:	1,361 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Medical		

Available Space

Suite/Unit Number:	Unit C/D	Space Description:	Prime high visibility retail/office/medical/showroom location in a brand new plaza with loads of parking.
Suite Floor/Level:	1	Space Type:	New
Space Available:	2,729 SF	Date Available:	06/01/2019
Minimum Divisible:	2,729 SF	Lease Rate:	\$18 PSF (Annual)
Maximum Contiguous:	2,729 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Flex Space		
Space Subcategory 2:	Medical		

Available Space

Suite/Unit Number:	Unit D	Space Description:	Prime high visibility retail/office/medical location in a brand new plaza with loads of parking.
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	1,368 SF	Date Available:	06/01/2019
Minimum Divisible:	1,368 SF	Lease Rate:	\$18 PSF (Annual)
Maximum Contiguous:	1,368 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Strip Center		
Space Subcategory 2:	Office Showroom		

Available Space

Suite/Unit Number:	Unit E	Space Subcategory 2:	Strip Center
Suite Floor/Level:	1	Space Type:	New
Space Available:	1,344 SF	Date Available:	06/01/2019
Minimum Divisible:	1,344 SF	Lease Rate:	\$18 PSF (Annual)
Maximum Contiguous:	1,344 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Mixed Use		

Space Description Prime high visibility, will build to suit retail/office/medical/showroom/chiropractor/dentist/optician/dermatologist/gym/nail/salon location in a brand new plaza with loads of parking.

Available Space

Suite/Unit Number:	Unit E/F	Space Subcategory 2:	Medical
Space Available:	2,589 SF	Space Type:	New
Minimum Divisible:	2,589 SF	Date Available:	06/01/2019
Maximum Contiguous:	2,589 SF	Lease Rate:	\$18 PSF (Annual)
Space Subcategory 1:	Office Showroom	Lease Type:	Modified Gross

Space Description Prime high visibility new construction, will build to suit retail/office/medical/showroom/chiropractor/dentist/optician/dermatologist/gym/nail/salon location in a brand new plaza with loads of parking.

Available Space

Suite/Unit Number:	Unit F	Space Type:	New
Suite Floor/Level:	1	Date Available:	06/01/2019
Space Available:	1,245 SF	Lease Rate:	\$16 - 18 PSF (Annual)
Minimum Divisible:	1,245 SF	Lease Type:	Modified Gross
Maximum Contiguous:	1,245 SF		

Space Description Prime high visibility end unit, will build to suit retail/office/medical/showroom/chiropractor/dentist/optician/dermatologist/gym/nail/salon location in a brand new plaza with loads of parking.

Area & Location

Retail Clientele:	General, Family, Business	Airports:	T. F. Green
Property Located Between:	Centrally located between Rt 95 and 295 right off Rt.6.	Site Description:	New Landscaping, New Marque Signage, New building and New Parking
Property Visibility:	Excellent	Area Description:	Close proximity to major employers such as Citizen's headquarters.
Largest Nearby Street:	Killingly St.		
Feet of Frontage:	200		

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	8,000 SF	Freight Elevators:	0
Property Condition:	Excellent	Heat Type:	Natural Gas
Year Built:	2019	Heat Source:	Ceiling Units
Roof Type:	Gable	Air Conditioning:	Engineered System
Construction/Siding:	Vinyl Siding	Interior Description:	Build to suit paint ready walls and new bathroom.
Exterior Description:	Architecturally inspired Class A retail space		

Land Related

Zoning Description:	B2
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	557 Killingly St, Johnston, RI 02919
County:	Providence
MSA:	Providence-Warwick



Property Images



Drive-Thru location



557 Killingly End Unit

Property Contacts



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