

35

MARTIN STREET

CUMBERLAND, RI



INVESTMENT OVERVIEW

As exclusive listing agents, CBRE is pleased to offer for sale 35 Martin Street, a first class industrial facility located in Cumberland, Rhode Island (“the Property” or “35 Martin”). With Interstate 295 and Route 146 both within two miles of the property, access throughout Rhode Island and Massachusetts is convenient.

This 230,870 SF distribution facility provides quality warehouse space situated in a professional setting surrounded by other industrial properties. With ceiling heights between 18’9” and 24’5” and ample loading and on-site parking, the facility is ideal for high-density distribution needs. There is 202,479 SF of ground floor area and 28,391 SF of second story office and mezzanine area for storage.





STRONG TENANT

in Growing
Industry Sector



SIGNIFICANT CAPITAL INVESTMENT



TIGHT INDUSTRIAL MARKET

& Preferred
Northern Location



BELOW MARKET RENT

at the Property



UNMATCHED ACCESSIBILITY

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Westminster

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