

OFFICE SPACE FOR SALE OR LEASE



175 METRO CENTER BOULEVARD

Warwick, RI 02886

MICHAEL GIUTTARI, SIOR

President
401.751.3200 x305
mike@mgcommercial.com

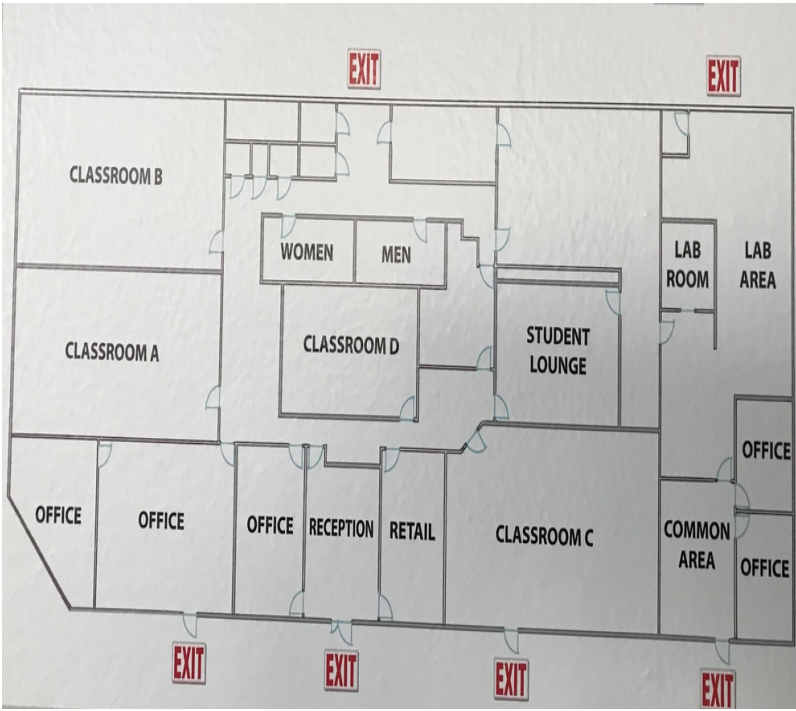
BOB NICKERSON

Broker
401.751.3200
bob@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Multi tenanted building with 10 condos. Units 1, 2 & 3 up to 8,800 SF-can be subdivided.

PROPERTY HIGHLIGHTS

- Built in 1990
- Central air rooftop units
- Gas heat-forced air
- Masonry brick on steel frame
- 123 parking spaces (5 spaces/1000 SF)
- Total building area: 25,000 SF
- Total land area: 7.3 acres

LOCATION DESCRIPTION

The subject property is situated on Metro Center Boulevard, located just off the Airport Connector, in close proximity to TF Green Airport. With easy access to I-95, I-295 and Routes 1 & 37, it is ideally located within the state. Just 8 minutes south of downtown Providence.

OFFERING SUMMARY

Sale Price:	\$810,000	
Lease Rate:	\$12.00 SF/yr (NN)	
Available SF:	8,800 SF	
LEASE SPACE	LEASE RATE:	SIZE (SF)
Units 1, 2 & 3	\$12.00 SF/yr	8,800

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ADDITIONAL PHOTOS



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LOCATION MAPS



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