

270 George Washington Highway Smithfield, Rhode Island

For
Lease
or
Sale



NEWLY RENOVATED FLEX FACILITY

SITE: LOCATED AT THE INTERSECTION OF ROUTE 116 (GEORGE WASHINGTON HIGHWAY) AND ROUTE 7 (DOUGLAS PIKE), THE PROPERTY IS LESS THAN 1/8 OF A MILE FROM INTERSTATE 295 AND JUST 2 MILES AWAY FROM ROUTE 146. THE SITE IS ADJACENT TO THE NEWLY CONSTRUCTED NAVIGANT CREDIT UNION CORPORATE OFFICE HEADQUARTERS.

BUILDING: THE 35,500 +/- SF, ONE-STORY FLEX BUILDING SITS ON 8 ACRES OF LAND AND WAS BUILT IN 1966 WITH SUBSEQUENT CONSTRUCTION ADDITIONS. FEATURES INCLUDE 12' TO 22' CEILING HEIGHTS AND CONVENIENT ACCESS TO LOADING.

COMMENTS: THE PROPERTY OFFERS ACCESS TO A WIDE ARRAY OF POPULAR RETAIL SHOPS AND RESTAURANTS AND IS IDEAL FOR OFFICE, R&D OR WAREHOUSE USE.

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SPECIFICATIONS:

- Size: 35,500 sf
- Land: 8 acres
- Zoning: PC
- HVAC: Gas-fired rooftop units
- Ceiling Height: 12'-22'
- Column Spacing: 40' x 30'
40' x 40'
- Loading: 4 dock-height doors

Real Estate Taxes: \$23,375 (2008)

HIGHLIGHTS:

PRIME LOCATION NEAR RETAIL
AND EASY HIGHWAY ACCESS

412' FRONTAGE ON ROUTE 116

FLEXIBLE FLOOR LAYOUT
(WILL SUBDIVIDE)

AMPLE, ON-SITE PARKING

UPGRADED MECHANICAL AND
ELECTRICAL SYSTEMS

ADDITIONAL LAND FOR EXPANSION
OR REDEVELOPMENT

NEARBY AMENITIES:

LINCOLN MALL

TARGET, SUPER STOP & SHOP

COURTYARD MARRIOTT,
COMFORT SUITES, HAMPTON INN

BANK OF AMERICA, BANK RI
SOVEREIGN BANK

CHILI'S, STARBUCKS, THE UPS STORE,
LAPELS DRY CLEANERS,
DUNKIN DONUTS, MCDONALDS