



FOR SALE OR LEASE
40 Sharpe Drive
Cranston, RI 02920

SF Available: ±14,000 SF (will sub-divide)
Sale Price: \$3,950,000
Lease Rate: \$16.95/sf, net utilities & janitorial

PERFECT 'OWNER/USER' OPPORTUNITY

Property Highlights

- ±30,000 SF Office/R&D/Flex Building
- Flexible floor plans (sub-dividable)
- ±\$300,000 Gross Income from current tenants with strong credit and long term leases
- Custom build-out available
- Mix of private office, open area, conference spaces, large data room
- Professional Property Management
- Updated Fire & Life Safety
- Parking Ratio: ±5.5/1,000 (168 spaces)

Location Features

- Located in the Howard Business Park
- Convenient Highway Access (I-95/I-295/Rt. 37)
- Minutes to TF Green Airport and downtown Providence
- Quick drive to Garden City and Chapel View retail district – (restaurants, banking, fitness, shopping)



For more information, please contact:

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HAYES & SHERRY
REAL ESTATE SERVICES

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