



FOR SALE
735 Allens Avenue
 Providence, RI 02905

Up to ±103,911 SF
Main Building and Additional Buildings
Asking Price: Upon Request

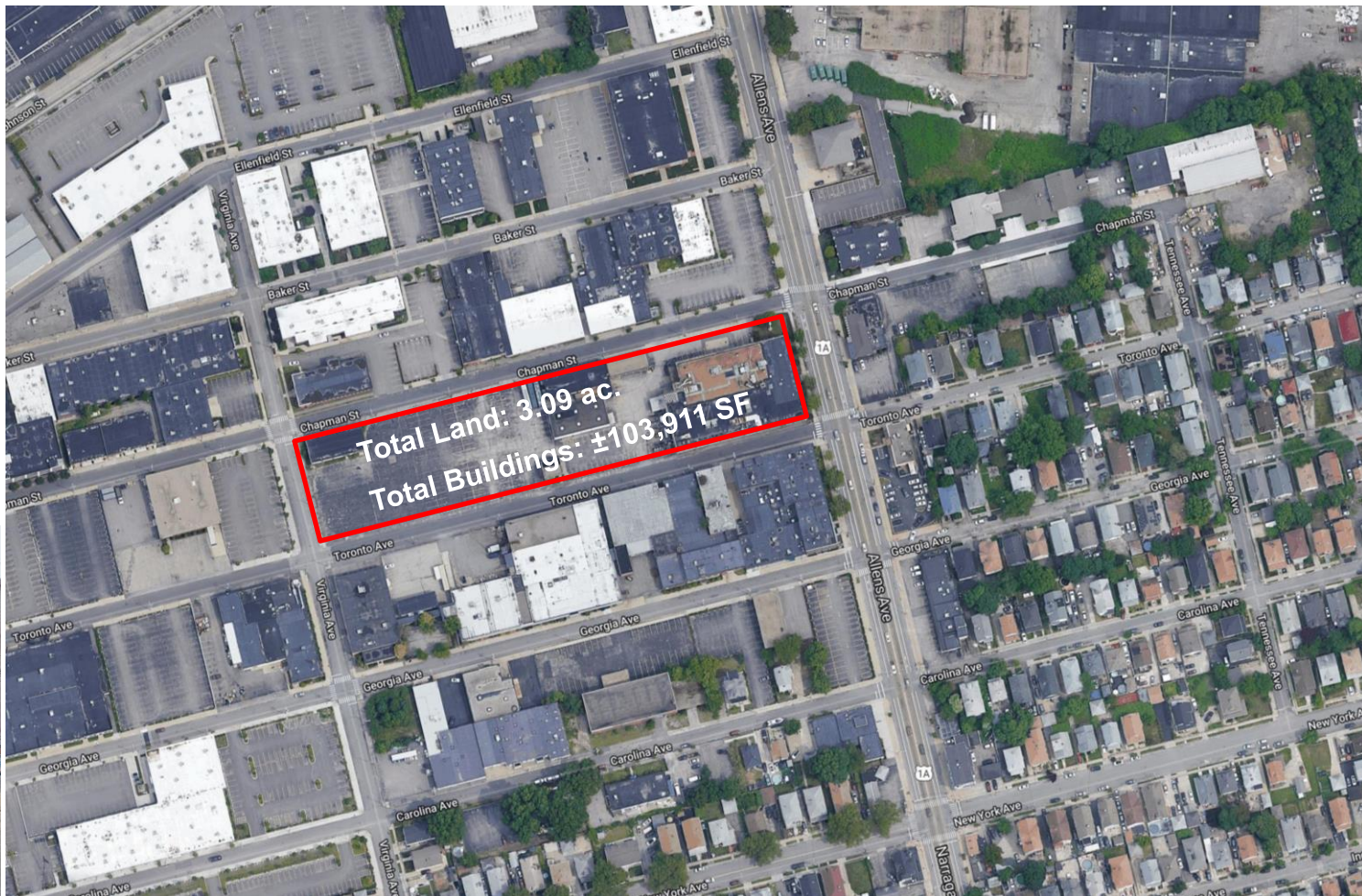
MIXED-USE PROPERTY

Property Description

- Potential mixed-use, free-standing buildings
- 3.09 acres of land
- Abundant on-site parking

Amenities Include

- Two miles to Central Business District and Downtown Providence
- 10 minutes to T.F. Green Airport
- Commuter Rail Service within 3 miles



For more information, please contact:

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Property Highlights & Specs:
Land Area: 3.09 Acres

- Main Building – Built 1940
 - Manufacturing / Office 84,897 SF
 - 28,329 SF Floor Plates 1st, 2nd, Lower Level
 - Ceiling Height: 11' 7 – 13' 2"
 - Fire Protection: Wet system
 - Roof: Rubber membrane
 - Elevators: Two - 1 freight, 1 passenger
 - Power: 220v, 3-phase
 - HVAC: Throughout
- Warehouse 1
 - 2-story Building 3,570 SF
 - Roof: Tar/Gravel
 - Ceiling Height: 13' 4"
 - Fire Protection: Wet system
 - Power: 220v, single phase
- Warehouse 2
 - Single-story Building 7,560 SF
 - Roof: Tar/Gravel
 - Ceiling Height: 8' 4" – 9' 6"
 - Fire Protection: Wet system
 - Power: 220v, single phase
- Maintenance Building
 - Building 4,514 SF
 - Roof: Tar/Gravel
 - Ceiling Height: 12' 9"
 - Fire Protection: Wet system
 - Power: 220v, single phase
- Garages
 - Building 1,820 SF
 - Roof: Tar/Gravel
 - Ceiling Height: 10' 7"
 - Fire Protection: Wet system
 - Power: 110v, single phase
- Training Building
 - Building 1,550 SF 1st Floor and Basement Level
 - Roof: Tar/Gravel
 - Ceiling Height: 8' 8"
 - Fire Protection: N/A
 - Power: 2200v, single phase



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