



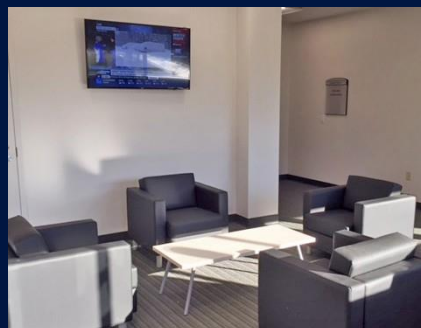
7:1 PARKING RATIO

OFF OF INTERSTATE 95

ON-SITE PROPERTY MANAGEMENT

Prime Office Space

1600 DIVISION ROAD
WEST WARWICK, RI



Prime Office Space

1600 Division Road is a world-class, ±547, 910 SF, industrial and office facility located in the Division Road Complex, a 55-acre wooded campus west of Route 2. The building is conveniently located just one mile to Interstate 95 and Route 4, and in proximity to two hotels.



Key Features



Campus setting



Superior highway access



Shopping and amenities in minutes



7:1 parking ratio



Low operating expenses



Located next to New England Tech

ON-SITE PROPERTY MANAGEMENT



1600 DIVISION ROAD
8,642 TO 53,242 SF AVAILABLE

Travel Times



T.F. Green Airport
10 minutes



Providence
17 minutes



Boston
1.5 hours



Logan
International Airport
1.5 hours



New York City
3 hours

SPECIFICATIONS

| | | | |
|----------------|---|-------------|---|
| available sf | First floor: 8,642 SF Second floor: 19,143 SF 16,439 SF 9,018 SF | hvac | Hot-air gas heat, rooftop units |
| location | Located one mile to Interstate 95 and Route 4 | life safety | Wet sprinkler system |
| ceiling height | 10' office ceiling | parking | 1,086 spaces |
| floor | 6" reinforced concrete floor | loading | Multiple dock-height doors and grade-level access |
| power | 13.8KV service with three sub-stations | water/sewer | Municipal sewer (18" pipe) and water (890 gallons/minute) |

Leasing Information

Matt Fair
Senior Vice President
+1401 273.1980x105
mfair@hayessherry.com



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