



**FOR SALE OR LEASE**  
**40 Sharpe Drive**  
Cranston, RI 02920

**SF Available For Lease: ±9,700 SF**  
**Lease Rate: ±\$10.00/sf, NNN**  
**Sale Price: \$3,595,000**

### Property Highlights

- **±30,000 SF Office/R&D/Flex Building**
- Overhead door available
- +/- \$200,000 Net Income from current tenants with strong credit and long-term leases
- Potential NOI +/- \$375,000
- Custom build-out available
- Mix of private office, open area, conference spaces, warehouse area
- 13' ceiling heights
- 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)



**“FLEX” OFFICE BUILDING**

For more information, please contact:

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