

150,000 Sq. Ft. Multiple Use Complex For Sale



Lincoln, Rhode Island

Sale

- Includes 8 Buildings – Approximately 150,000 Square Feet
- 6.5 Acres ±
- Lease / Option Considered
- Management Available
- Occupancy in 60 – 90 Days
- Located in Enterprise Zone
- Zoned ML (industrial)
- Listing Price: \$2,700,000
- Real Estate Taxes \$40,433 as of 12/31/01

Features

- Docks & Overheads
- Offices
- Dry Sprinklers
- 12-25' Ceiling Heights
- Heated and Unheated Space
- Easy Highway Access
- Many Uses

Lease

- Rates vary \$2.75 for unheated space to \$4.50 for heated space
- Prefer single tenant – will consider subdivision
- Lessor may be responsible for taxes, insurance and exterior maintenance

See reverse side for site/zoning details.

This site is zoned ML (Industrial) which makes it ideal for many single-end uses. (see other side)

Positioned between Boston and New York, Lincoln, Rhode Island is at the heart of the New England. This property is strategically located just North of Providence with easy access to highways, especially I-95, the major artery connecting Maine to New York. Within the area are a number of businesses ranging from Industrial to Professional Offices.

For more information or to arrange a showing, please contact Exclusive Agent:

BisMarc Properties, LLC

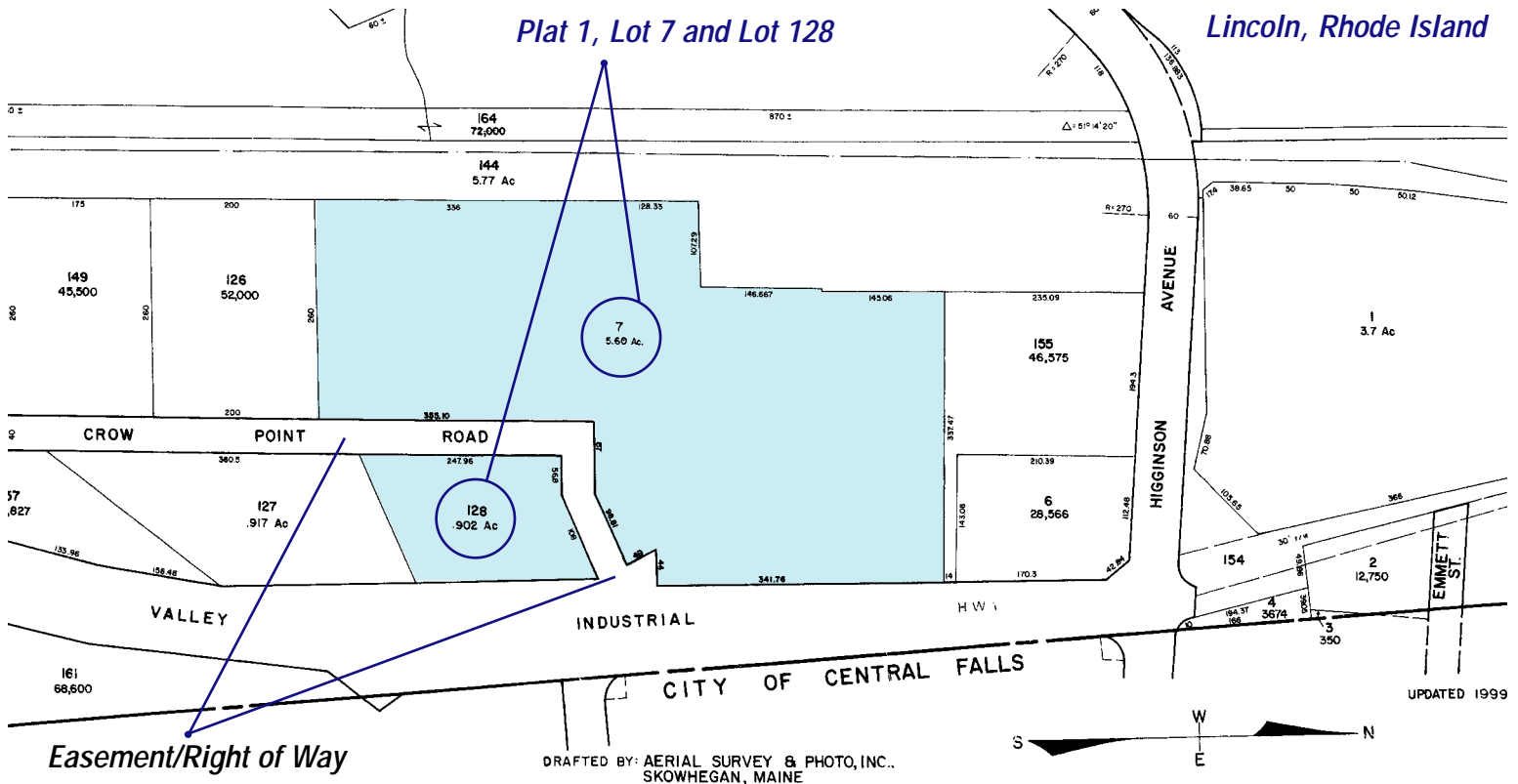
Brenda L. Marchwicki
(401) 276-8300
fax: (401) 421-4470
222 Chestnut Street
Providence, RI 02903

JOSEPH W. ACCETTA & ASSOCIATES, INC.
Real Estate Consultants

Joseph W. Accetta
(401) 942-0800
fax: (401) 946-4074

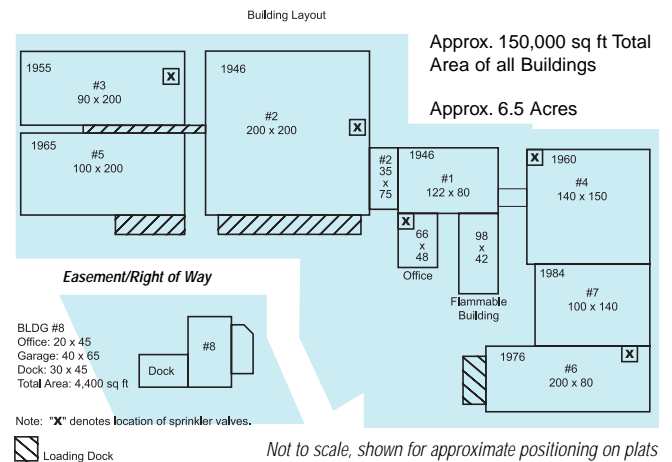


Site Map / Building Layout / Zoning



This site is zoned ML (Industrial) which makes it ideal for many single-end uses — some possibilities include:

- Fire or Police Station
- Government Building
- Wholesale Sales
- Wholesale Warehousing
- Retail or Wholesale Storage
- Distribution
- BioTech
- Professional Offices and Business Services
- Manufacturing
- Processing/Packaging of Food
- Self Storage



Zoning Information

Business & Manufacturing Districts

District	Area	Width	Front	Rear	Side	FAR	Height
ML-0.5	30,000	250	50	40	40	0.5	75

ML use shall be at least 100 feet from residential or commercial recreation zoning district.

For more information or to arrange a showing, please contact Exclusive Agent:

All Information Deemed Reliable But Not Guaranteed

BisMarc Properties, LLC
Brenda L. Marchwicki
(401) 276-8300
fax: (401) 421-4470
 222 Chestnut Street • Providence, RI 02903

Joseph W. Accetta & Associates, Inc.
Joseph W. Accetta
(401) 942-0800
fax: (401) 946-4074