

Office/Warehouse

205 Hallene Rd 214-215, Warwick, RI 02886



Listing ID: 30662594
Status: Active
Property Type: Industrial For Lease
(also listed as Office)
Industrial Type: Flex Space, Industrial-Business Park
Contiguous Space: 3,300 SF
Total Available: 3,300 SF
Lease Rate: \$11.50 PSF (Annual)
Base Monthly Rent: \$3,162
Lease Type: Modified Gross
Loading: 1 Door
Ceiling: 11 - 12 ft.
Office SF: 1,500 SF



Overview/Comments

Large Office Space and Garage/Warehouse for lease.

This Industrial Business Park is located a few minutes to all major highways, State Airport, and Train station zone. Desirable and convenient location off Airport Road with quick access to Routes 37, 95 and I-295.

The total property is well cared for and professionally managed.

This unit is currently joined together for existing tenant. Units can be divided back easily. Both units have overhead doors.

Can be leased separately or combined. There is approximately 50% finished space under air. Ideal for training, R & D or any other business requiring Industrial zoning.

There is a front windowed foyer with the ability to be closed for privacy and a large private windowed office off of the foyer. Additional Office space includes a large central room/conference area and 1 bathroom, also behind that area is a separate room with 4 office spaces and 2 bathrooms. Recent updates include carpet and tile.

Off the large office area leads to the Garage/utility/warehouse space with a separate entrance and back lot.

The heated Warehouse includes a large 10-foot overhead garage door and 12.5 foot ceilings.

Plenty of parking.

The owner will consider subdividing the office space from the Garage/Warehouse if needed.

There is a Day care facility across the parking lot and other service businesses.

Estimated: 1650 SF ft in Office; 1650 SF ft in Warehouse

Reference PR space

General Information

Tax ID/APN:	WK 311 69	Building Name:	Green Industrial Park
Industrial Type:	Flex Space, Industrial-Business Park, Manufacturing, Light Industrial, Office Showroom, Warehouse/Distribution	Gross Building Area:	19,000 SF
		Building/Unit Size (RSF):	6,600 SF
		Usable Size (USF):	6,600 SF
Zoning:	LIGHT INDUSTRIAL	Land Area:	5 Acres

Available Space

Suite/Unit Number:	214 /215	Rent Escalators Description:	Negotiable
Suite Floor/Level:	1	Rent Concession:	Negotiable
Space Available:	3,300 SF	Conference Rooms:	1
Minimum Divisible:	3,300 SF	Offices:	4
Maximum Contiguous:	3,300 SF	Office SF:	1,500 SF
Space Subcategory 1:	Flex Space	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Warehouse/Distribution	Loading Docks:	0
Space Type:	Relet	Loading Doors:	1
Date Available:	12/01/2020	Ceiling Height:	12
Lease Rate:	\$11.50 PSF (Annual)	Clear Height:	11
Lease Type:	Modified Gross		

Space Description Unit has drive in overhead door. Ideal for classes or any type of training facility. Large open space with 2 private offices and 3 lavettes. Approximately 1500 SF of nice Office space and approximately 1500 SF of Storage/Warehouse.

Area & Location

Property Located Between:	State Airport and Post Rd	Site Description:	This is a condo development made up of 3 buildings with 9 units each. Open parking.
Highway Access:	2 minutes away to all major highways	Area Description:	Business and travel
Rail Access:	Yes		
Airports:	around the corner		

Building Related

Tenancy:	Multiple Tenants	Parking Description:	Surface
Total Number of Buildings:	3	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Office Space SF:	1,500 SF	Sprinklers:	None
Property Condition:	Excellent	Amps:	200
Year Built:	1988	X-Phase:	available
Roof Type:	Flat	Heat Type:	Natural Gas, Steam
Construction/Siding:	Block	Heat Source:	Central, Ceiling Units
Exterior Description:	Nicely landscaped, well taken care of property, great condo association.	Air Conditioning:	Engineered System
Parking Type:	Surface	Lighting:	Fluorescent
		Internet Access:	Cable

Interior Description One unit is made up of 3-4 office , conference, waiting area, kitchen, lavette, open warehouse and lavette . The other is made up of open space , reception and 3 lavettes and R&D room , also has warehouse as well.

Land Related

Zoning Description:	Light Industrial
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	205 Hallene Rd 214-215, Warwick, RI 02886
County:	Kent
MSA:	Providence-Warwick



Property Images



unit 214e



unit 214c



unit 214d



214b



214a

Property Contacts



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