



4 ENERGY WAY

WEST WARWICK, RI

FOR LEASE | 48,350 SF HIGH BAY WAREHOUSE ON 7.8 AC

- 2 Miles to I-95
- 29' Clear Ceiling Height
- 13 Loading Docks
- Subdividable

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

18,000 SF High Bay Warehouse Space Available for Lease

PROPERTY HIGHLIGHTS

- 2 Miles to I-95
- 29' Clear Ceiling Height
- 13 Loading Docks
- Subdividable
- Significant Outdoor Storage Available

PROPERTY SPECIFICATIONS

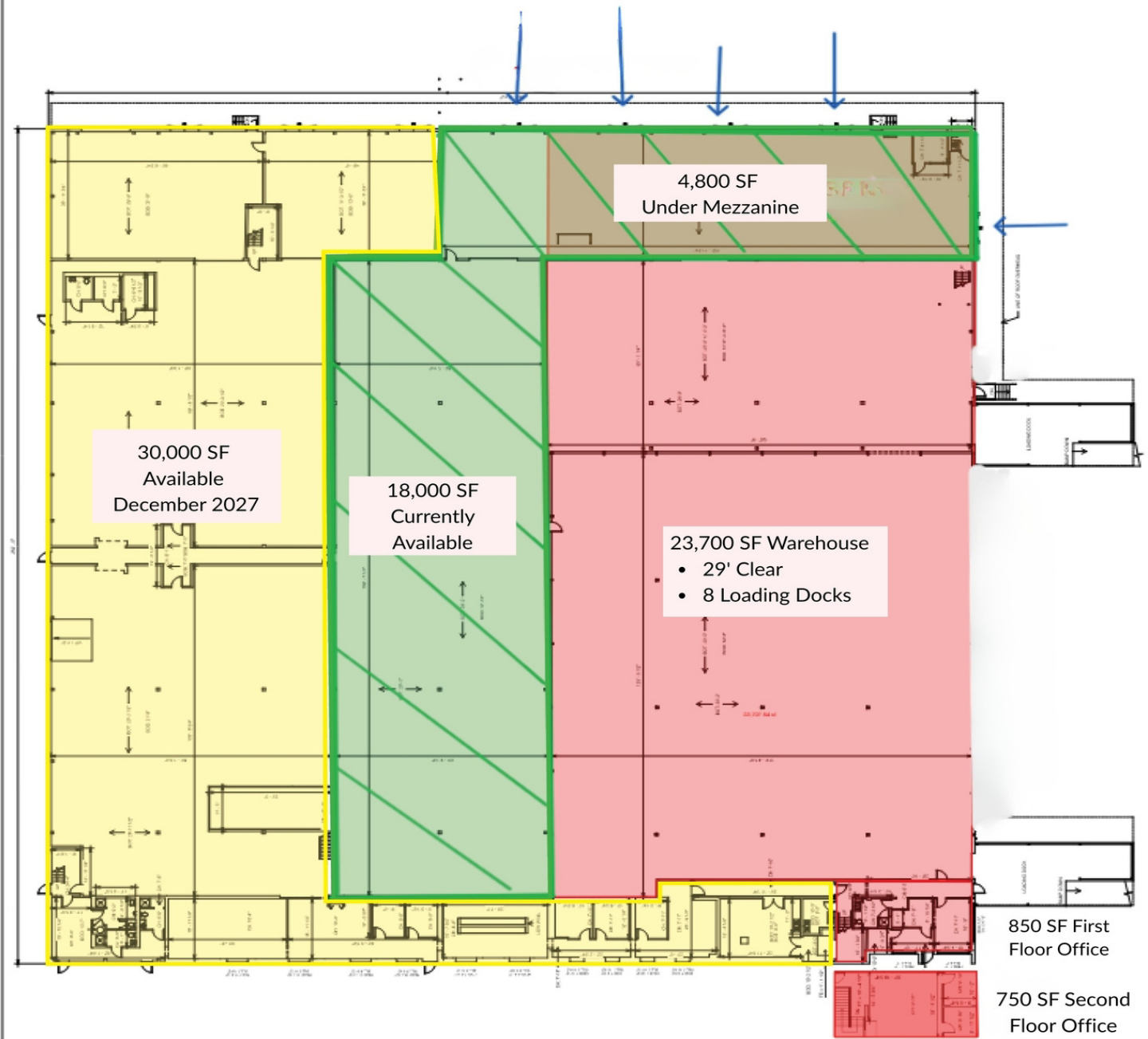
Building Size:	82,000 SF
Available Space:	18,000 SF
Lot Size:	7.8 AC
Loading Docks:	Five (5)
Clear Height:	29'
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,490	47,936	122,659
Total Population	49,102	110,652	296,274
Average HH Income	\$116,108	\$117,300	\$115,439



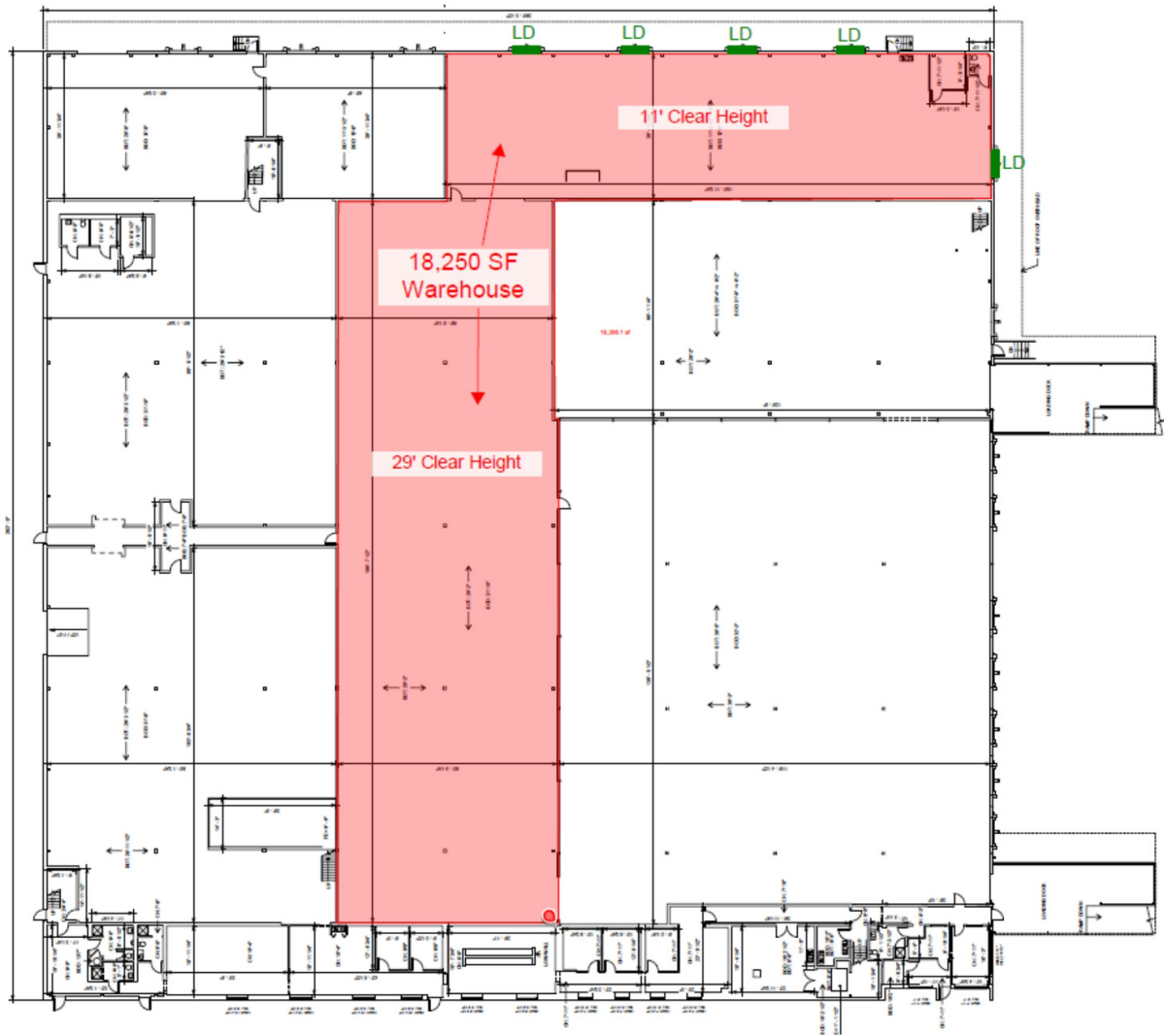


FLOOR PLAN



SUBDIVISION

Subdivision #2 = 18,250 SF
- 18,250 SF of Warehouse Space
- 5 Loading Docks



HIGHWAY PROXIMITY



1.5 MILES
3 MIN



1.1 MILES
3 MIN



2.1 MILES
5 MIN

NEWPORT, RI
23 MILES | 32 MINS

PROVIDENCE, RI
16 MILES | 22 MINS

4 ENERGY WAY WEST
WARWICK, RI

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always solving

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DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

NICK AWADA
978.799.7364
nawada@stubblebinecompany.com

ZACK HARDY
978.758.9666
zhardy@stubblebinecompany.com

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