



# 4 ENERGY WAY

WEST WARWICK, RI

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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

48,350 SF High Bay Warehouse on 7.8 AC 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
Space Available:	48,350 SF
Lot Size:	7.8 AC
Loading Docks:	13
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





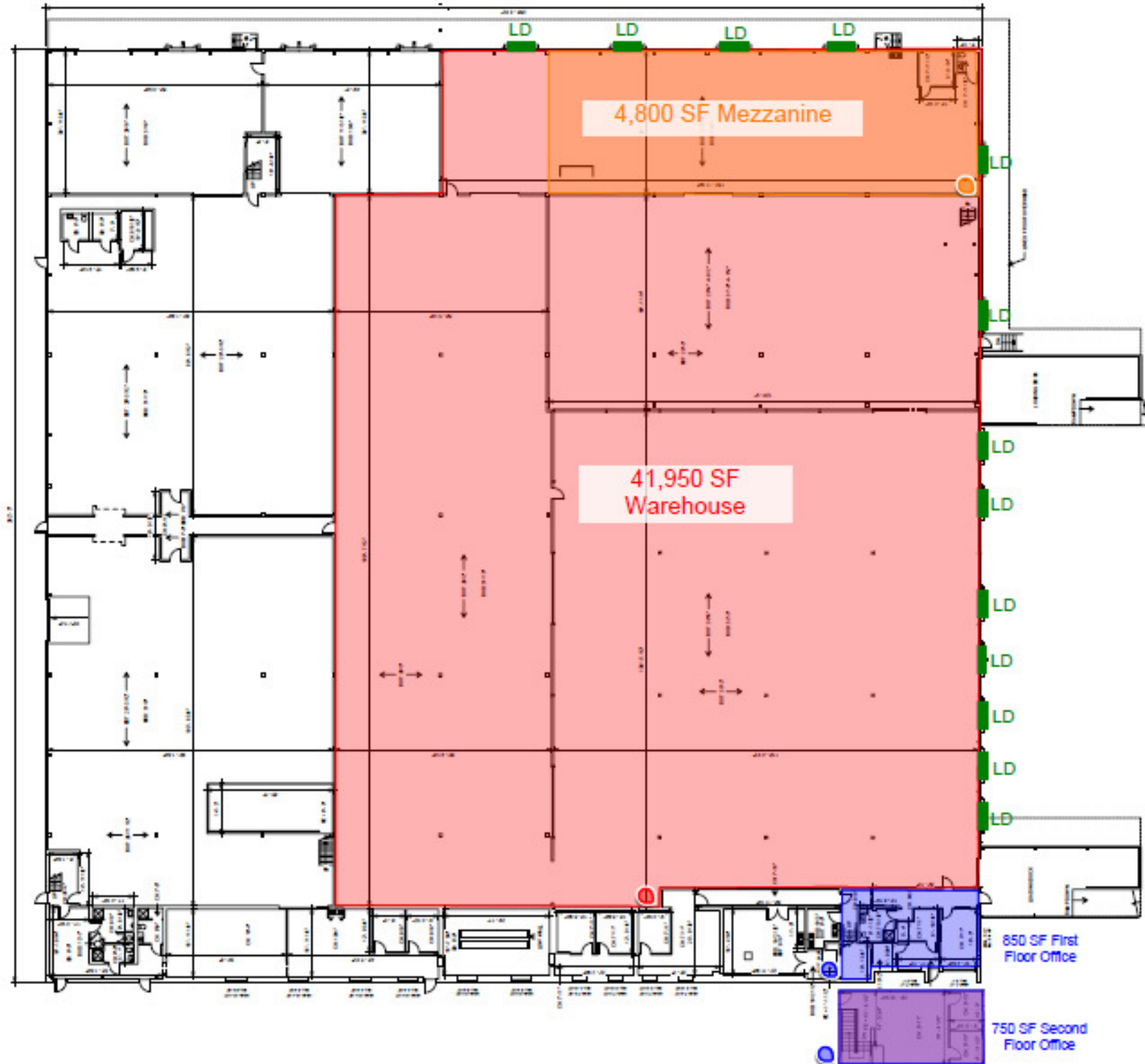
# FLOOR PLAN

**TOTAL VACANCY = 48,350 SF**

- 41,950 SF of Warehouse Space  
- 29' Clear  
- 13 Loading Docks

- 4,800 SF Mezzanine

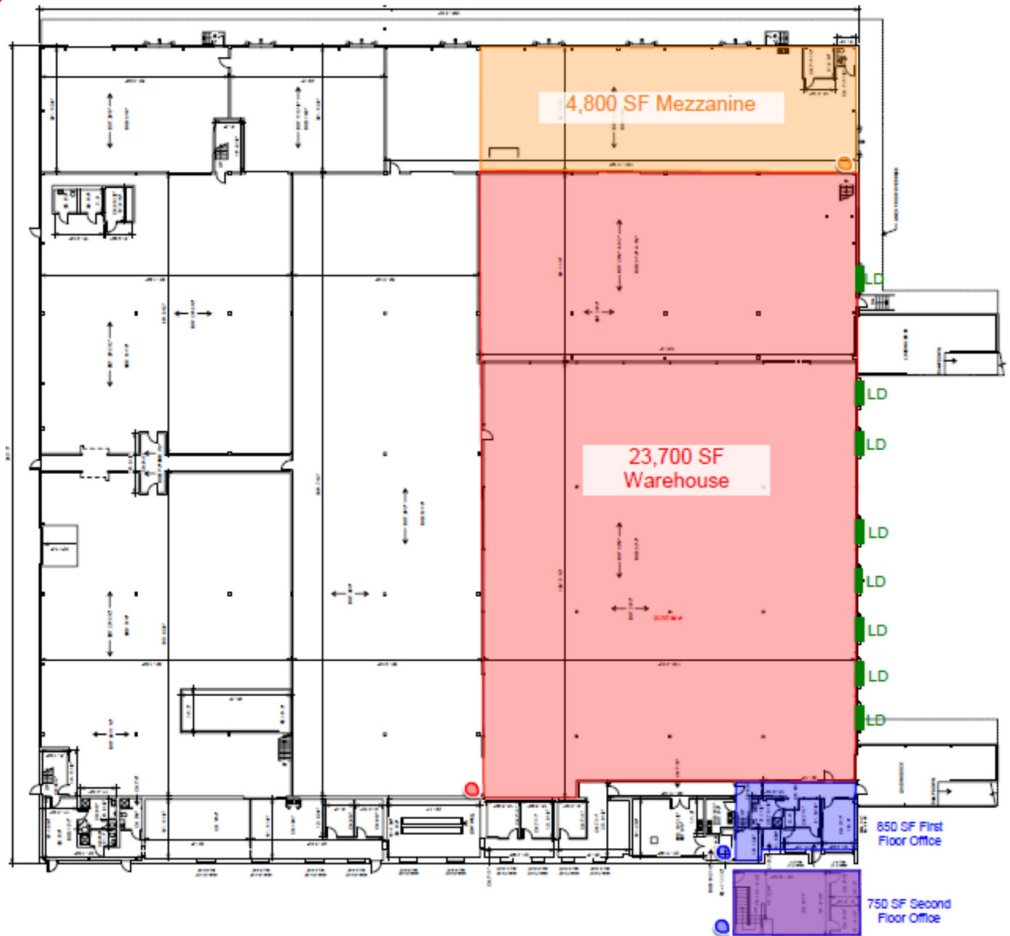
- 1600 SF Office



# SUBDIVISION

## Subdivision #1 = 30,100 SF

- 23,700 SF of Warehouse Space
  - 29' Clear
  - 8 Loading Docks
- 4,800 SF Mezzanine
- 1,600 SF Office



## 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

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WARWICK, RI

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