



"Phillipsdale Landing"

310 Bourne Avenue, Rumford, RI 02916

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"Phillipsdale Landing"

\$2.50 - \$5.50 /SF/Year

Total 350,000sf on 12.6 Acre site: 15 buildings ranging from 8,000sf to 68,000sf; suitable for varied manufacturing, ware-house/distribution, R&D, Sales/Service, Sports Practice Venues, etc.; lease rates starting at \$3.50/sf, net utilities.

Total Space Available:	245,548 SF
Rental Rate:	\$2.50 - \$5.50 /SF/Year
Min. Divisible:	5,000 SF
Max. Contiguous:	68,000 SF
Property Type:	Industrial
Property Sub-type:	Warehouse
Additional Sub-types:	Flex Space, Manufacturing
Building Size:	350,000 SF
Lot Size:	12.60 AC



Space 1

Space Available	1 SF
Rental Rate	\$2.50 /SF/Year
Space / Lot Type	Warehouse
Additional Space / Lot Types	Special Purpose (Other), Distribution Warehouse
Min. Divisible	8,000 SF
Max. Contiguous	68,000 SF
Lease Type	Modified Gross
No. Parking Spaces	100
No. Dock-High Doors/Loading	8
No. Drive In / Grade-Level Doors	6
Clear Ceiling Height	30 ft.

Total 350,000sf on 12.6 Acre site; 15 buildings, from 8,000sf to 68,000sf; lease rates starting at \$3.50/sf, net utilities

1

Space 82

Space Available	14,770 SF
Rental Rate	\$3.95 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	14,700 SF
Max. Contiguous	14,700 SF

2

Space 50

Space Available	14,000 SF
Rental Rate	\$3.95 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	7,000 SF

3

Space 22

Space Available	41,400 SF
Rental Rate	\$3.95 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	8,000 SF

4

Space 15

5

Space Available	8,894 SF
Rental Rate	\$3.95 /SF/Year
Space / Lot Type	Warehouse

Space 14

6

Space Available	38,400 SF
Rental Rate	\$3.95 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	10,000 SF

Space 67

7

Space Available	42,000 SF
Rental Rate	\$3.50 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	21,000 SF

Space 2-4

8

Space Available	28,388 SF
Rental Rate	\$4.50 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	8,000 SF

Space 1

9

Space Available	25,600 SF
Rental Rate	\$3.95 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	5,000 SF
Lease Type	Modified Gross

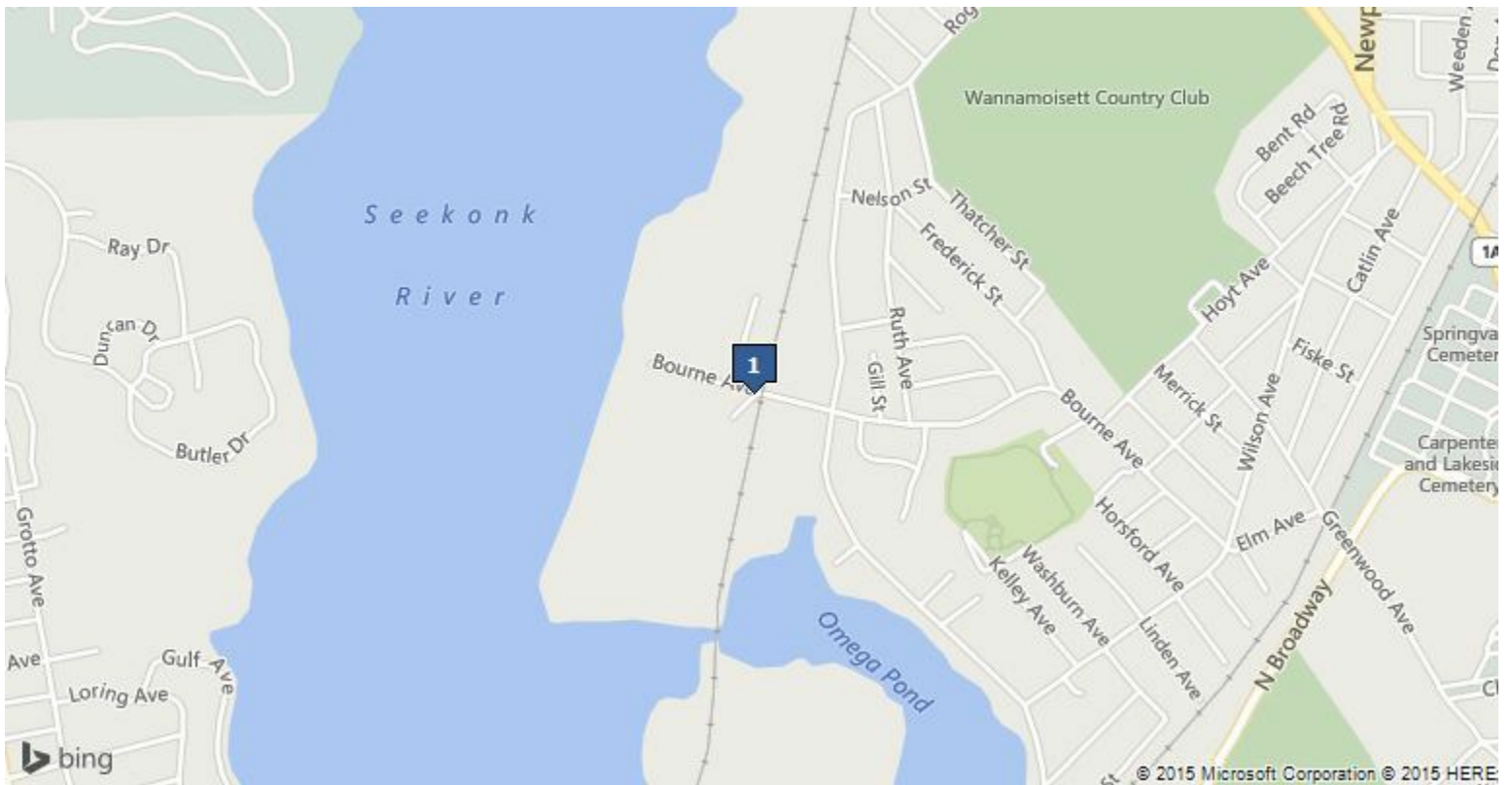
Space 9

10

Space Available	8,031 SF
Rental Rate	\$5.50 /SF/Year
Space / Lot Type	Warehouse
Lease Type	Modified Gross

Space 68

Space Available	24,064 SF
Rental Rate	\$2.50 /SF/Year
Space / Lot Type	Warehouse
Min. Divisible	8,000 SF
Lease Type	Modified Gross



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Phillipsdale Section of East Providence along Seekonk River; Accessed by I-195 to North Broadway to Roger Williams Avenue to Bourne Avenue.

Property Photos



Property Photos

