



# 545 PRAIRIE AVE

PROVIDENCE, RI

FOR LEASE | 45,000 SF INDUSTRIAL BUILDING ON 1.05 AC

- 20' Clear
- 0.6 Miles from Route 95
- 2 Miles from Route 1
- Zoning: C-2 (General Commercial District)



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

45,000 SF Industrial Building on 1.05 AC for Lease

## PROPERTY HIGHLIGHTS

- 20' Clear
- 0.6 Miles from Route 95
- 2 Miles from Route 1
- Zoning: C-2 (General Commercial District) which is intended for more intensive commercial uses and key commercial nodes, including larger retail establishments

## PROPERTY SPECIFICATIONS

Building Size:	45,000 SF
Lot Size:	1.05
Construction:	Masonry
Sprinklers:	Dry
Power:	1,500a/480v 3p 4w Heavy
Utilities:	Lighting, Sewer, Water
Parking:	60
Clear Height:	20'
Zoning:	C-2
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	82,405	160,048	307,987
Total Population	214,818	402,432	766,108
Average HH Income	\$92,072	\$95,283	\$105,257





6

195

95

1A

1

10

airSYNERGY

amazon

POC

Rhode Island Energy  
a PPL company

nationalgrid

PRIME STORAGE

R.E. MICHEL COMPANY

JOHNSTONE SUPPLY

MORVILLO PRECISION PRODUCTS  
An Alloy Holdings LLC Company

FURNACE & DUCT  
supply company, inc.

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