# 545 PRAIRIE AVE

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PROVIDENCE, RI

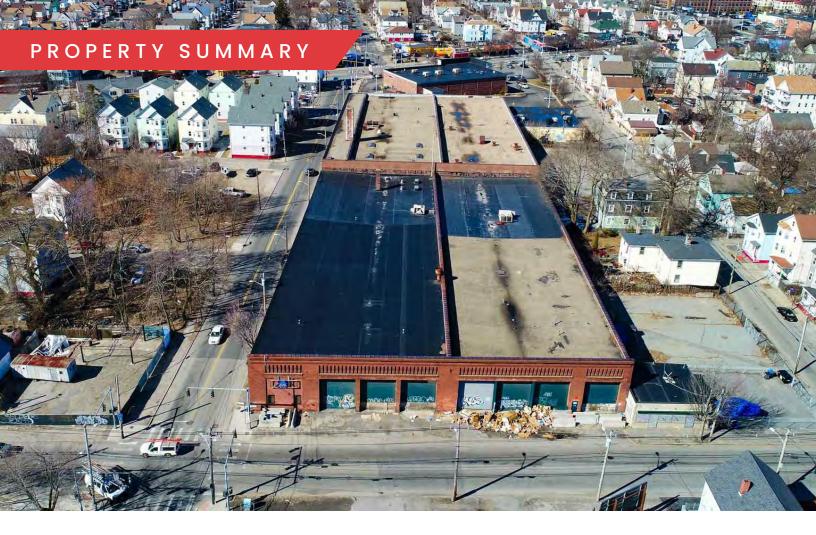
### FOR SALE | 45,000 SF INDUSTRIAL BUILDING ON 1.05 AC

- 20' Clear
- 0.6 Miles from Route 95

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- 2 Miles from Route 1
- Zoning: C-2 (General Commercial District)





#### PROPERTY DESCRIPTION

45,000 SF Industrial Building on 1.05 AC for Sale

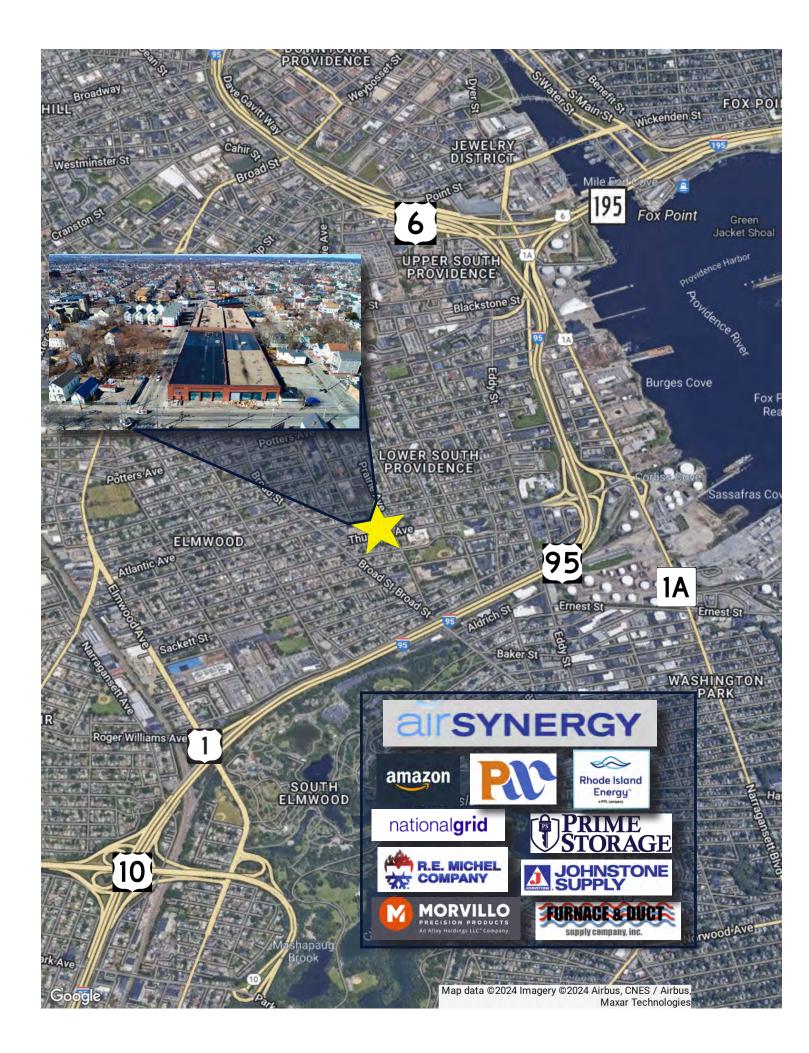
#### **PROPERTY HIGHLIGHTS**

- 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

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	
Sale Price:	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



## 545 PRAIRIE AVE

PROVIDENCE, R

## FOR SALE 45,000 SF INDUSTRIAL BUILDING ON 1.05 AC

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