



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.

545 PRAIRIE AVE

PROVIDENCE, RI

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

CHRIS MICHNIEWICZ
774.994.1698
chris@stubblebinecompany.com

DAVID BERMAN
413.636.9055
dberman@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL