



FOR LEASE | **10,345 SF**
1033 BROAD ST | **CENTRAL FALLS, RI**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

PROPERTY DETAILS

1033 BROAD ST | CENTRAL FALLS, RI

| | |
|------------------|-------------------------------|
| AVAILABLE SPACE | 10,345 SF |
| ROOF | TPO/PVC Membrane |
| WALLS | Masonry & Brick Facade |
| FIRE SUPPRESSION | Wet System |
| PARKING | 129 Surface Spaces |
| LAND AREA | 5.25 Acres |
| ZONING | M2: Heavy Industrial District |



PROPERTY HIGHLIGHTS



CONVENIENT ACCESS TO I-95



**IDEAL FOR A SCHOOL, DAYCARE,
OR OFFICE**



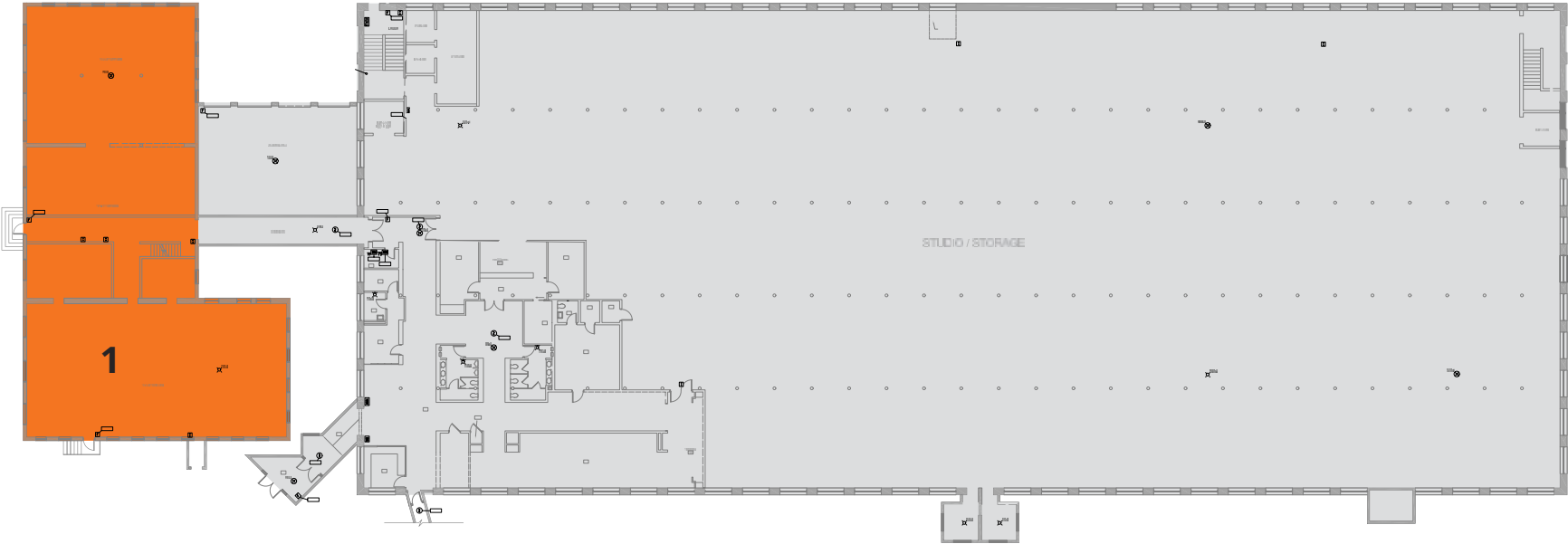
TRAFFIC COUNT: 11,063 CARS PER DAY



POPULATION (5 MILES RADIUS): 139,529

FLOOR PLAN

1033 BROAD ST | CENTRAL FALLS, RI



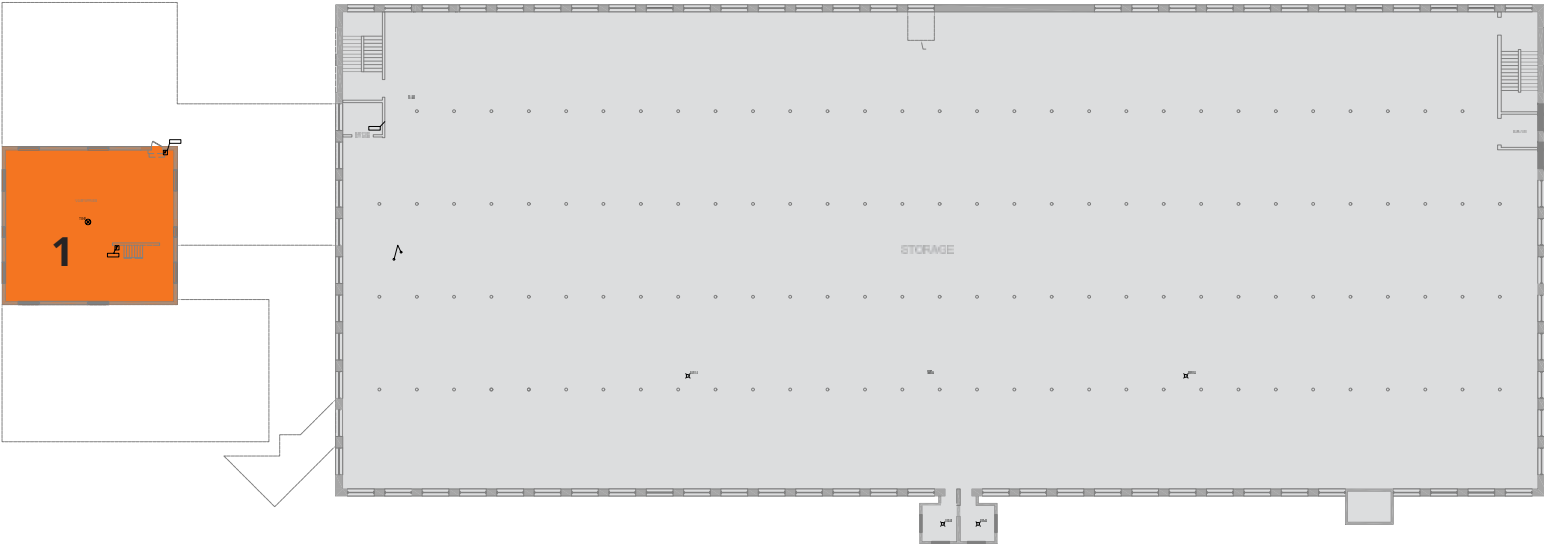
FIRST FLOOR

| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------------|-------------------|-----------------|
| 1 | AVAILABLE | 7,902 SF |
| TOTAL | | 7,902 SF |



FLOOR PLAN

1033 BROAD ST | CENTRAL FALLS, RI



SECOND FLOOR

| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------------|-------------------|-----------------|
| 1 | AVAILABLE | 2,443 SF |
| TOTAL | | 2,443 SF |



LOCATION MAP

1033 BROAD ST | CENTRAL FALLS, RI

| | |
|------------------------------------|------------------|
| NORTH CENTRAL STATE AIRPORT | 6 MILES |
| PROVIDENCE, RI | 7 MILES |
| BOSTON, MA | 53 MILES |
| HARTFORD, CT | 93 MILES |
| NEW YORK, NY | 188 MILES |

