

FOR LEASE OR SALE

1159-1193 BROAD ST

325,119 SF

CENTRAL FALLS, RI

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PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS

- NEW TPO ROOF IN 2023
- SIGNIFICANT RENOVATIONS COMPLETED IN 2022 & 2023
- LARGE, CONTIGUOUS WAREHOUSE SPACE IN A DENSELY POPULATED REGION
- AMPLE PARKING AREAS
- RAIL ACCESS ON SITE
- CLEAR HEIGHTS UP TO 34’
- MULTIPLE DOCK LOCATIONS WITH THE ABILITY TO ADD ADDITIONAL DOCKS TO SUIT
- LOCATED IN FEDERAL OPPORTUNITY ZONE



PROPERTY DETAILS

1159-1193 BROAD ST | CENTRAL FALLS, RI

AVAILABLE SPACE	325,119 SF
FLOORS	2
DOCK DOORS	14
DRIVE-IN DOORS	1
CLEAR HEIGHT	11’ - 34’
COLUMN WIDTH/DEPTH	Varies
ROOF	New TPO Roof 2023
WALLS	Brick, Metal, & Masonry
FLOORS	Concrete
YEAR BUILT	Renovated in 2023
FIRE SUPPRESSION	ESFR Sprinklers
LIGHTING	New LED lights
POWER	Heavy Power Provided by National Grid
PARKING	300
LAND AREA	9.48 Acres
ZONING	M2: Heavy Industrial
RAIL	Yes

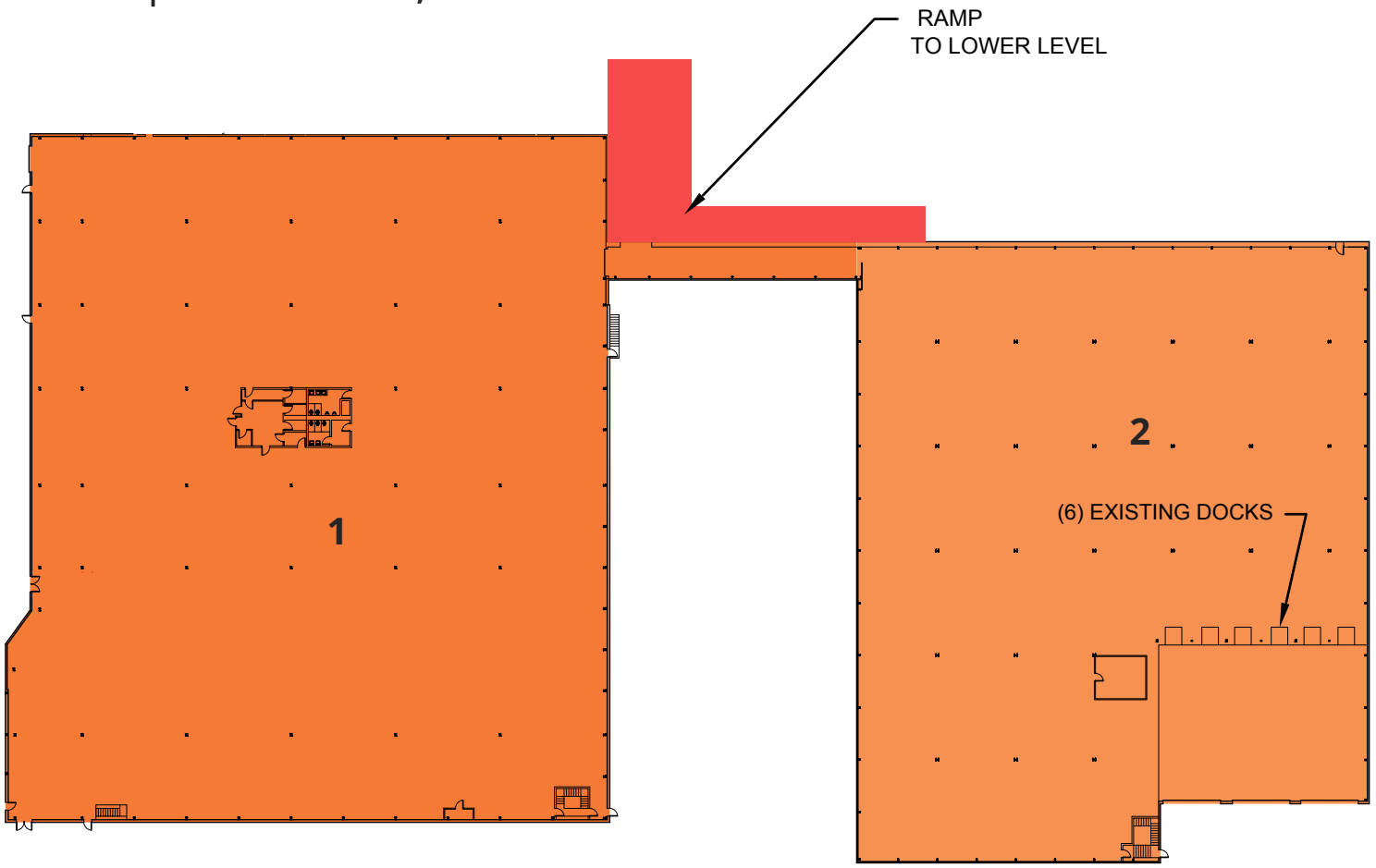
VIEW A VIDEO OF THIS PROPERTY





FLOOR PLAN

1159-1193 BROAD ST | CENTRAL FALLS, RI



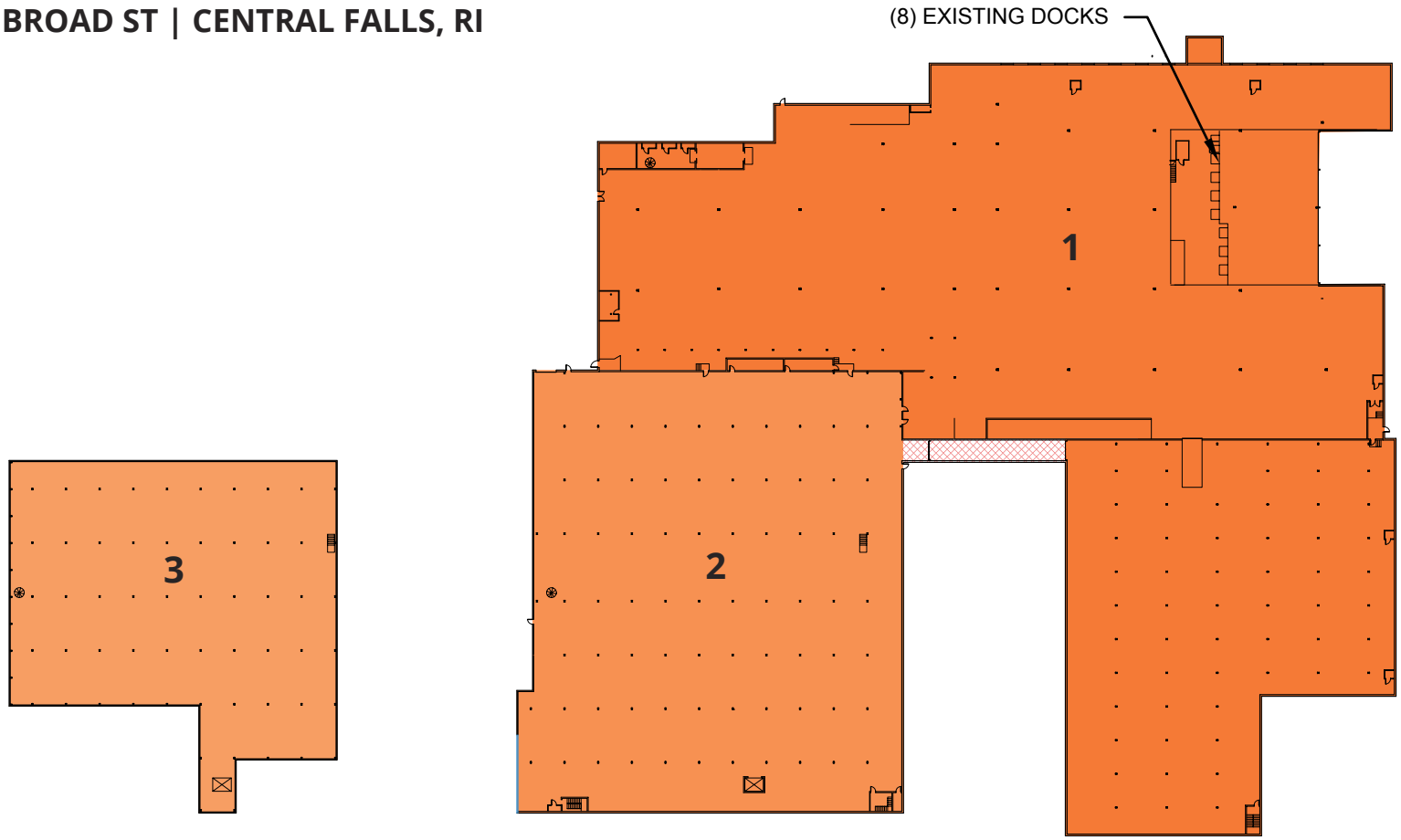
NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	22’	32’ x 40’	63,424 SF
2	20’ 2”	30’ x 40’	44,611 SF
TOTAL			**108,035 SF**

UPPER LEVEL

VIEW A MATTERPORT WALK-THROUGH

FLOOR PLAN

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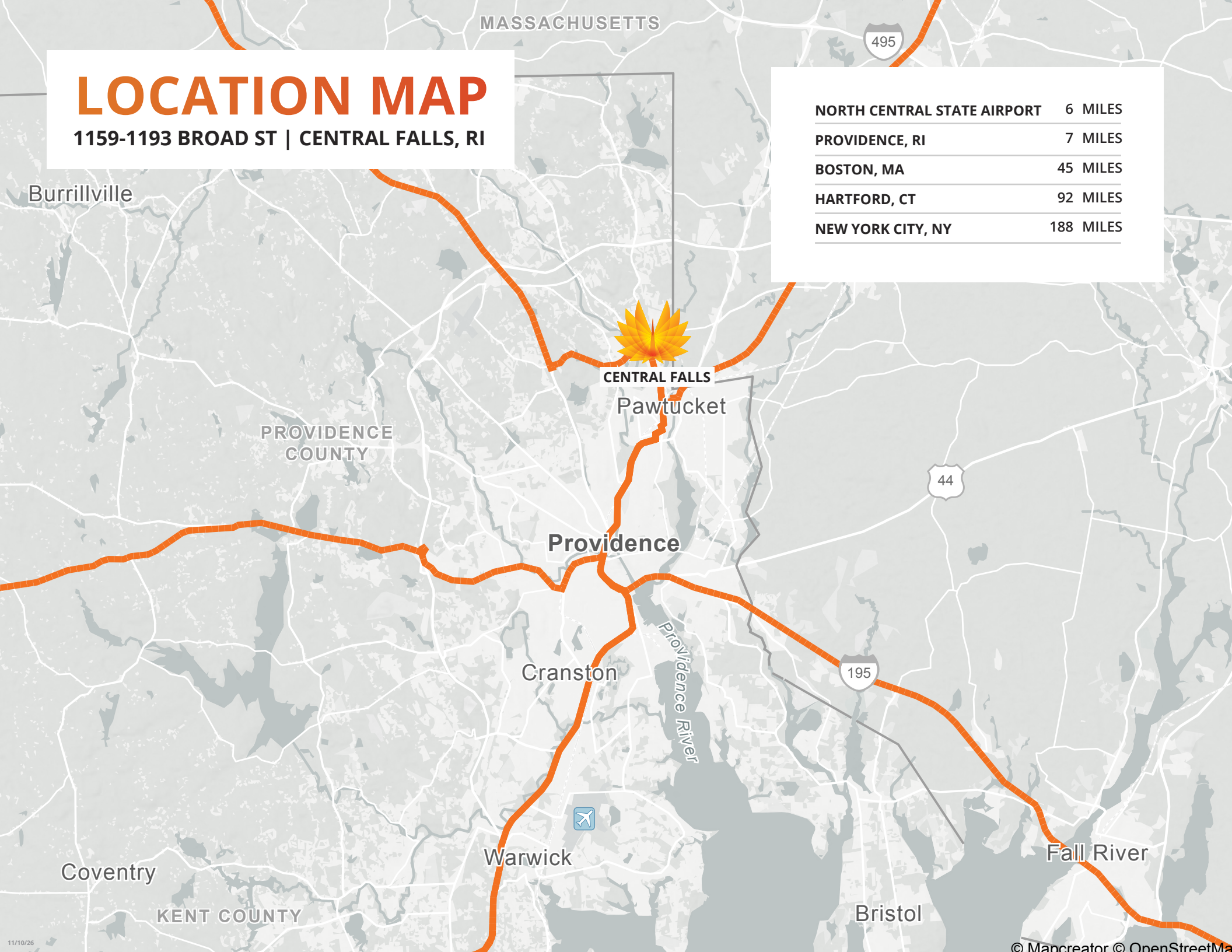


NUMBER	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	18’ 1” - 34’	VARIES	126,770 SF
2	10’ 9”	20’ x 40’	58,533 SF
3	N/A	20’ x 30’	31,781 SF
TOTAL			**217,084 SF**

LOWER LEVEL

LOCATION MAP

1159-1193 BROAD ST | CENTRAL FALLS, RI



NORTH CENTRAL STATE AIRPORT	6 MILES
PROVIDENCE, RI	7 MILES
BOSTON, MA	45 MILES
HARTFORD, CT	92 MILES
NEW YORK CITY, NY	188 MILES