

High-Bay Warehouse For Lease

360 Callahan Road | North Kingstown, Rhode Island



For more information, please contact:

Michael Wall
401.621.4335
michael.wall@cbre-ne.com

Tom Barry
401.621.4339
tom.barry@cbre-ne.com

Gerald Lavallee
401.621.4336
gerald.lavallee@cbre-ne.com

One Financial Plaza, 14th Floor
Providence, Rhode Island 02903
401.331.0350 Fax 401.831.3903
www.cbre.com/providence

CBRE | New England
CB RICHARD ELLIS

100,000 SF to 450,000 SF Available

CB Richard Ellis/New England is pleased to announce the availability of warehouse space for lease at 360 Callahan Road in North Kingstown, Rhode Island. The property is located in Quonset Business Park with direct access from Route 4 and is only minutes from I-95.

Quonset Business Park has undergone substantial infrastructure upgrades over the last few years and is now one of New England's premier business parks.

Property Description

The property has been utilized by Ocean State Job Lot for their warehouse and distribution operation. The facility totals approximately 450,000 SF of warehouse space with 23,000 SF of office space, convenient loading and excellent ceiling height.

Highlights

- Flexible layout for easy subdivision
- Racking system in place and available
- Designated Foreign Trade Zone
- No inventory tax
- Convenient Interstate access

360 Callahan Road | North Kingstown, Rhode Island

Property Specifications

- **Land Area** 17.96 acres
- **Zoning** General Industrial
- **Ceiling Height** 25' to 35' clear
- **Heat** Gas
- **Power** 480V/3Phs
Full generator backup
- **Loading** 30 tailboard doors
2 drive-in doors
- **Sprinkler** Wet system
- **Water/Sewer** Municipal
- **Rail & Port** Access available
- **Real Estate Taxes** \$0.49/SF (2006)

