

# 1343 Main Street West Warwick, RI

± 11,124 SF INDUSTRIAL SPACE / AVAILABLE FOR LEASE



**BROKER**

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± 11,124 SF INDUSTRIAL SPACE / AVAILABLE FOR LEASE

## LOCATION SUMMARY

1343 Main St is a 11,124 SF industrial/commercial property located along the Main Street commercial corridor in West Warwick, with a single-story layout suited for industrial and warehouse functions. The property features office space, garage/warehouse areas, and a large rear loading dock. Its position on Main Street provides high visibility and convenient local access to surrounding commercial areas and regional transportation routes, supporting a variety of business and service uses.

## LEASE RATE:

Upon Request

## PROPERTY FEATURES:

- ± 11,124 SF available for lease (divisible)
- ± 3,312 SF bonus basement
- ± 0.42 Acres
- Year built: 1950
- 16 surface parking
- 2 overhead doors
- 1 loading leveler
- 1 loading dock - covered

## TRAFFIC COUNTS:

Main Street & West Warwick Ave : 22,800 VPD  
(.05 mi from site)

Main Street & Roberts Street : 12,396 VPD  
(.08 mi from site)



# PROPERTY AERIAL MAP



DEMOS:	1 mi.	3 mi.	5 mi.
Population	15,652	63,313	125,283
Median HH \$	\$74,431	\$86,151	\$103,726
Total Businesses	402	2,775	6,463
Total Employees	3,466	27,344	64,490

# PROPERTY PICTURES

