



COMMERCIAL SPACE FOR SALE OR LEASE



735 Allens Avenue, Providence, RI 02905

MICHAEL FRIEDMAN

Director of Sales and Leasing

401.274.6611

m.friedman@paolinoproperties.com

Paolino Properties

100 Westminster Street

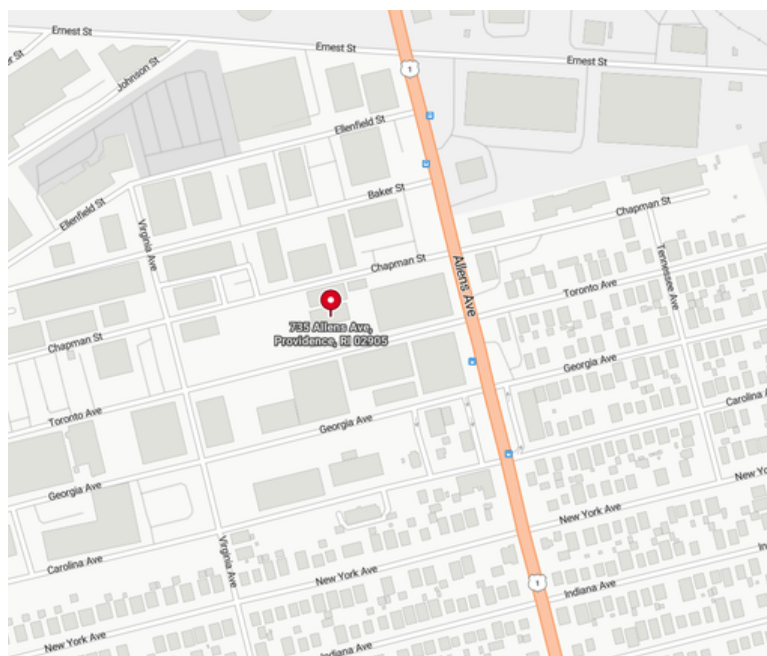
Providence, RI

paolinoproperties.com

735 Allens Avenue, Providence, RI 02905

COMMERCIAL SPACE FOR SALE OR LEASE

EXECUTIVE SUMMARY



LOCATION DESCRIPTION

The 3.09-acre, full-city-block property includes more than 100,000 SF across five well-maintained buildings and offers significant potential for subdivision into multiple development lots. Located 10 minutes from downtown Providence with access to I-95 and I-195, the site provides prominent frontage along four avenues and visibility to 15,000+ vehicles daily. Extensive upgrades to the heating, HVAC, LED lighting, and roof systems complement its Opportunity Zone designation, offering potential long-term tax advantages.

OFFERING SUMMARY

Available Space:	102,486 SF
Asking Price:	\$3,795,000

PROPERTY HIGHLIGHTS

- Full-block industrial campus
- Heavy-timber mill conversion opportunity
- Port-adjacent redevelopment opportunity
- Flexible warehouse and office portfolio

MICHAEL FRIEDMAN

Director of Sales and Leasing
401.274.6611
m.friedman@paolinoproperties.com

100 Westminster Street
Providence, RI
paolinoproperties.com



735 Allens Avenue, Providence, RI 02905

COMMERCIAL SPACE FOR SALE OR LEASE

ADDITIONAL PHOTOS



OPEN FLOORPLAN



LOADING BAY



CONFERENCE ROOM



OPEN FLOORPLAN



PRIVATE OFFICES

MICHAEL FRIEDMAN
Director of Sales and Leasing
401.274.6611
m.friedman@paolinoproperties.com

100 Westminster Street
Providence, RI
paolinoproperties.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

735 Allens Avenue, Providence, RI 02905

COMMERCIAL SPACE FOR SALE OR LEASE

AERIAL



MICHAEL FRIEDMAN
Director of Sales and Leasing
401.274.6611
m.friedman@paolinoproperties.com

100 Westminster Street
Providence, RI
paolinoproperties.com



PAOLINO
PROPERTIES

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.