

**INDUSTRIAL SPACE FOR LEASE**



# 180 MILL STREET

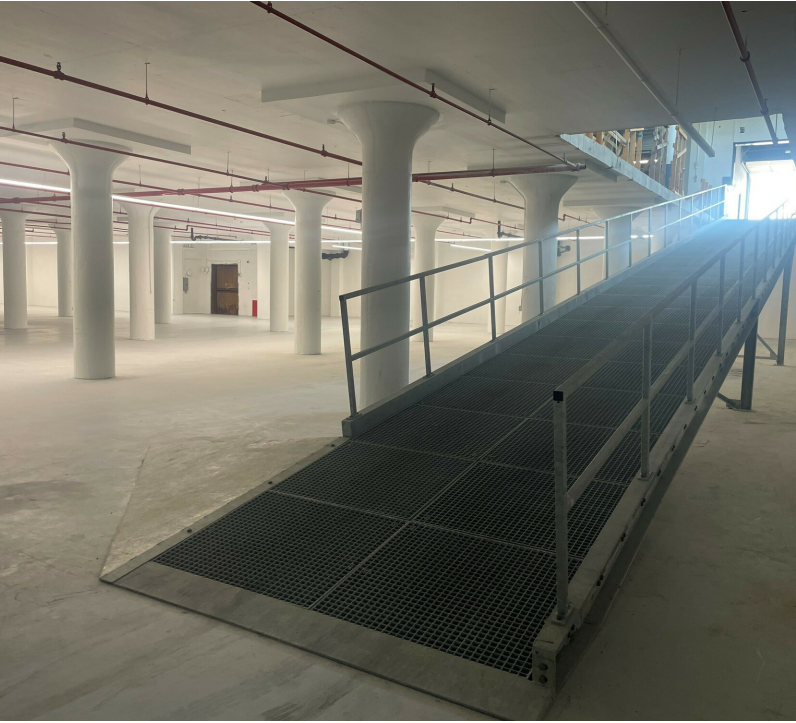
Cranston, RI 02905

**JULIE FRESHMAN, SIOR**  
Vice President  
401.751.3200 x3309  
julie@mgcommercial.com

**GEORGE PASKALIS, SIOR**  
Partner  
401.751.3200 x3303  
george@mgcommercial.com

**MG COMMERCIAL**  
365 Eddy Street, Penthouse Suite  
Providence, RI 02903  
401.751.3200 | mgcommercial.com

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

18,000 SF of lower-level industrial space is available for lease at 180 Mill Street, with access to multiple loading docks, including a ramped dock for drive-in capability. A dedicated interior ramp accommodates forklifts and vehicles, providing convenient access to the lower level. The space has been recently upgraded with fresh paint and energy-efficient LED lighting.

## LOCATION DESCRIPTION

180 Mill Street is situated near the end of Mill Street, just south of Park Avenue in Cranston, centrally located within Rhode Island, and offering convenient access to Route 10. Located within 1.5 miles of I-95. The property is approximately 6 miles from Providence, 20 miles from Quonset, 45 miles from Worcester, and 55 miles from Boston.

## OFFERING SUMMARY

Lease Rate:	\$3.00 SF/yr (NNN)
Available SF:	18,000 SF
Lot Size:	3.58 Acres
Building Size:	98,225 SF

## PROPERTY HIGHLIGHTS

- Access to Multiple Trailer Height Loading Docks
- One (1) Drive-In Door (Ramped)
- 20' x 20' Column Spacing
- New Paint and LED Lighting
- Convenient Access to RTE 10/ I-95

**JULIE FRESHMAN, SIOR**  
Vice President  
401.751.3200 x3309  
julie@mgcommercial.com

**GEORGE PASKALIS, SIOR**  
Partner  
401.751.3200 x3303  
george@mgcommercial.com

365 Eddy Street, Penthouse Suite  
Providence, RI 02903  
mgcommercial.com

