

145
GATEWAY



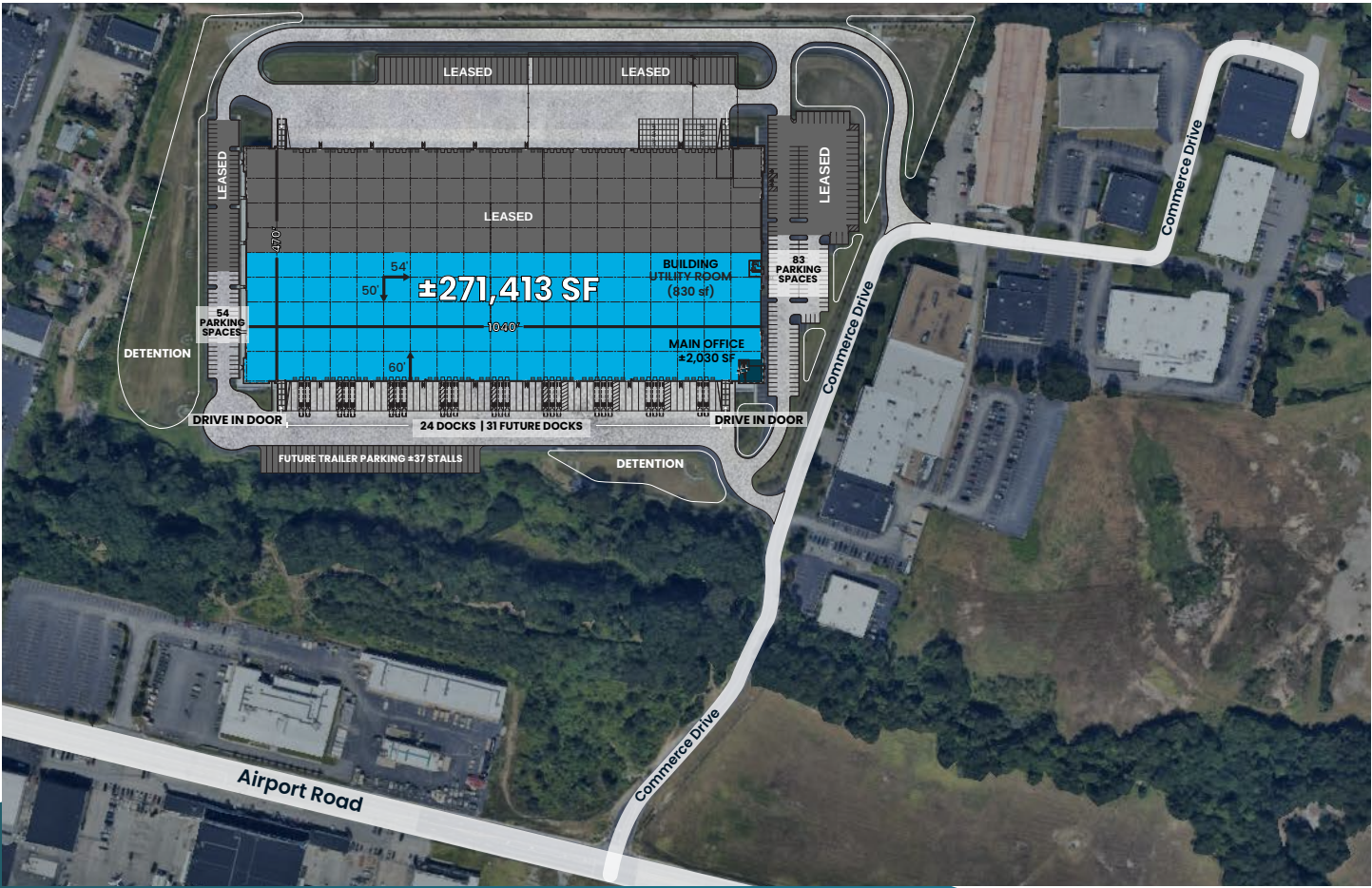
±100,000 – 271,413 SF
SUBDIVISIBLE

**BEST-IN-CLASS HIGH-BAY WAREHOUSE
SPACE FOR LEASE**

145 Commerce Drive
Warwick, RI



Site Plan



Building Specifications

TOTAL BUILDING	±491,496 SF
AVAILABLE SPACE	±100,000 – 271,413 SF
TOTAL OFFICE	±2,030 SF
BUILDING DIMENSIONS	1,040' x 470'
LAND AREA	±47.1 acres
CAR PARKING	137 spaces
FUTURE TRAILER PARKING	±37 stalls
LOADING DOCK DOORS	24 dock doors; expandable to 55
DRIVE-IN DOORS	2
TRUCK COURT	130' (185' with trailer parking)
COLUMN SPACING	54' x 50' with 60' speed bays
CLEAR HEIGHT	40'
SPRINKLER SYSTEM	ESFR
POWER	3,000A; 480V (to the building)

LIGHTING	LED with 12' modular whips & motion sensors (30 FC average; measured at 30" AFF)
CONSTRUCTION	Tilt-Up Concrete Wall Panels
FLOOR SLAB	7"; 4,000 PSI
ZONING	Light Industrial (LI)
UTILITIES	City of Warwick Rhode Island Energy Rhode Island Energy
• WATER/SEWER	
• ELECTRIC	
• GAS	

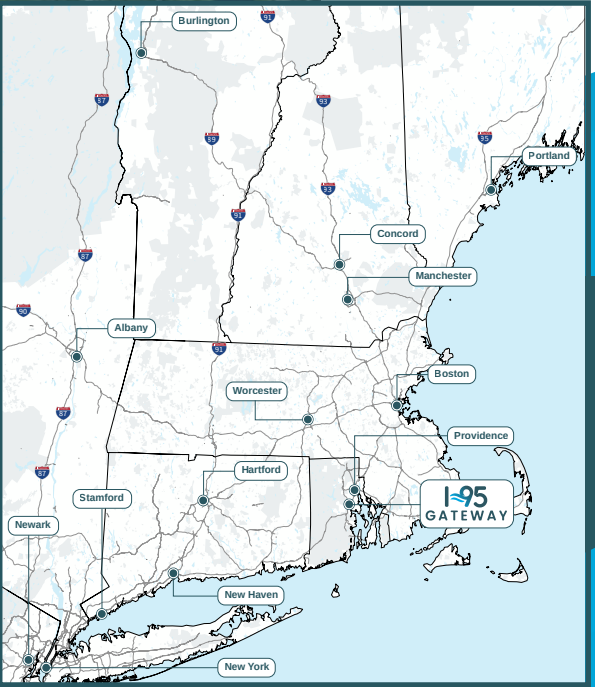
Interior Warehouse



Aerial



5 MI: Providence, RI	135 MI: Stamford, CT
45 MI: Worcester, MA	155 MI: Portland, ME
53 MI: Boston, MA	160 MI: New York, NY
80 MI: Hartford, CT	170 MI: Albany, NY
95 MI: New Haven, CT	185 MI: Newark, NJ
105 MI: Manchester, NH	250 MI: Burlington, VT
120 MI: Concord, NH	



Regional
Demographics

25 Mile Radius

Population

1,609,784

Projected Population

Growth Rate (2022-2027)

0.24%

Number of Households

641,389

Median Household Income

\$79,750

Number of Businesses

58,604

75 Mile Radius

Population
9,676,534

Projected Population
Growth Rate (2022-2027)
0.05%

Number of Households
3,805,589

Median Household Income
\$90,506

Number of Businesses
397,436

100 Mile Radius

Population
12,104,767

Projected Population
Growth Rate (2022-2027)
0.09%

Number of Households
4,769,564

Median Household Income
\$89,162

Number of Businesses
507,323

1-95 GATEWAY

For Lease



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