

**For Lease: 51 Whitecap Drive located in Kiefer Park Quonset Point North Kingstown, RI 02852**

**Contact: Riggs & Gallagher, Inc. 401-583-4100**

42,000 Gross SF building currently configured and equipped as state of the art manufacturing facility.

- Building can be expanded to 62,000SF
- Heating: Gas fired radiant units
- Air conditioning: throughout office
- Sprinklers: throughout facility
- Loading docks:
  - (14) with dock levelers and seals
  - (1) 12' X 14' overhead door at grade level
- Enclosed hydraulic recycle and trash dumpster system
- Utilities: sewer, natural gas, public water, fiber optics
- Power: 1,000 AMP, 480V/3 phase electric
- Manufacturing infrastructure in place: (terms negotiable)
  - Extensive process electrical distribution throughout the facility
    - Bus duct
    - (12) multi voltage electrical panel towers distributed throughout the building
  - Compressed air system:
    - Completely Modular air piping system
    - Sullair™ 75hp compressor system; includes Sullair™ 5509V air compressor, MTA DE-0425 air dryer, Sullair™ filtration, Manchester receiver tanks and all other associated equipment.
  - Chillers: (2)
    - Completely Modular Stainless Steel Piping System
    - 20 ton IMS air cooled chiller
    - 15 ton Sterlco™ air cooled chiller
  - Extensive racking system
- Testing room
- Land: 3.5 acre site
- Zoning: Light Industrial
- Parking: ample