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# For Sale

22 Frontage Road  
Westerly RI 02891

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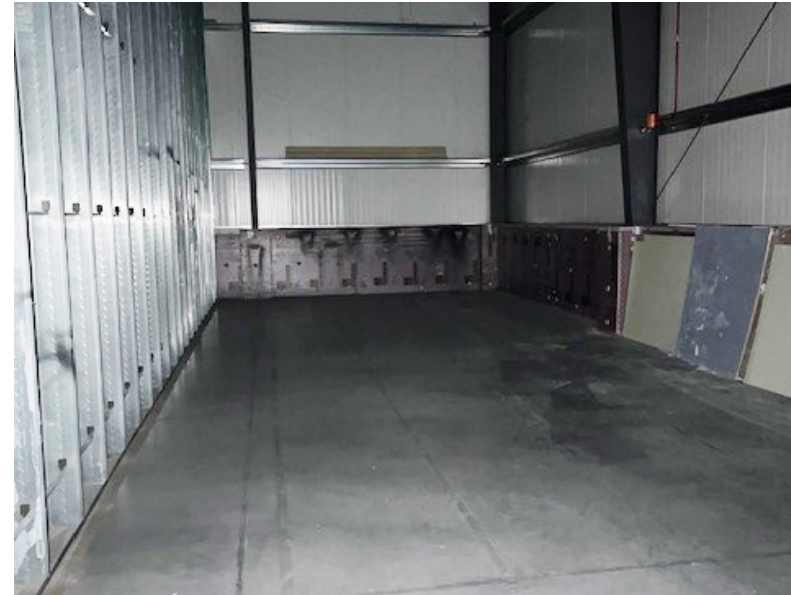
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# Opportunity

22 Frontage Road is located in one of Westerly's most strategic industrial zones, positioned just off Route 78 and minutes from the Connecticut state line. The property sits on 4.89 acres and features a freestanding 14,759 square foot industrial building.

**Sale Price: \$1,300,000**



# Property Overview

ADDRESS	22 Frontage Road, Westerly, RI 02891
LOT SIZE	±4.89 acres
ZONE	GI - General Industrial
BUILDING AREA	14,759 SF
CEILING HEIGHT	20'
FLOORS	Polished concrete
FLOORS	2
BUILDING CONSTRUCTION	Masonry
PARKING	75 spaces; 3 handicapped planned

## Zoning

Westerly's General Industrial (GI) zoning supports a broad range of uses, and this particular property has a special permit for cannabis cultivation, creating a unique opportunity for an operator in that space.

As southern Rhode Island continues to attract industrial and logistics investment, properties like 22 Frontage Road—offering scale, infrastructure, and zoning flexibility—are becoming increasingly rare. Whether repositioned for cannabis use, utilized for warehousing, or built out for specialized production, the site presents a valuable opportunity in a supply-constrained market with strong regional tailwinds.

## Key Highlights

- **FLEXIBLE ZONING & SPECIAL PERMIT:** Located in Westerly's GI (General Industrial) zone, allowing for a wide range of uses; special permit exists for cannabis cultivation which does not expire. There are contingencies that apply like having a RI License to cultivate.
- **MODERN INDUSTRIAL INFRASTRUCTURE:** 14,759 SF steel-framed building with polished concrete slab, 20' clear ceilings, and rough-in for plumbing, HVAC and electrical.
- **UTILITIES IN PLACE FOR SPECIALIZED USE:** Features a 2500 Amp, 480/277V 3 Phase electrical system, private well for fire suppression, and automated water/nutrient dispensing system ideal for cultivation or light manufacturing.
- **SECURE FACILITY WITH OPERATIONAL ACCESS:** Security camera surveillance installed.

# Location

The surrounding area, straddling the Westerly-Stonington corridor, is increasingly recognized for its accessibility and industrial relevance. Just minutes from I-95 and less than 10 miles from the Quonset Business Park and the Groton-New London submarine base, the location benefits from strong regional connectivity and a growing demand for industrial infrastructure throughout southern Rhode Island and southeastern Connecticut.





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