

Industrial Building

±23,559 SF in Industrial Park

41 Western Industrial Drive
Cranston, RI 02921
www.cbre.com

Property Overview

CBRE, Inc. is pleased to offer for sale or lease a 23,559 SF industrial building located in the Western Cranston Industrial Park at 41 Western Industrial Drive. The property consists of two lots totaling 2.75 acres, zoned M-2 and in close proximity to Interstate 295. The building is 100% air-conditioned and has 6,500 SF of office space.

Property Highlights

- + ±23,559 SF Industrial Building
- + ±6,500 SF Office space
- + 1985 Block Construction
- + 3 Loading Docks & 2 OHD
- + Building is 100% Air-Conditioned
- + 2.75 Acres
- + 75 Parking Spaces
- + Zoned M-2
- + 18' Ceilings
- + 600 Amp, 480-Volt
- + 3 Phase power



Building Specifications

Building Size	23,559 SF
Land Area	2.75 Acres
Office Space	6,500 SF
Industrial Space	17,059 SF
Construction/Year	Block, 1985
Electrical	600 Amp, 480-Volt, 3 Ph.
Gas/Electrical Service	RI Energy
Water/Sewer	Municipal
Heating	Gas
Roof	Tar and Gravel
Zoning	M-2
Loading	3 Loading Docks & 2 OHD
Ceiling Height	18'
Parking	75
Taxes	\$39,915



Contact Us

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