

# WEST PASSAGE PRESENTS

## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI



**CLASS A HIGH BAY WAREHOUSE**

**FOR MORE INFORMATION CONTACT**  
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**sweeney**  
REAL ESTATE & APPRAISAL

**MG Commercial**

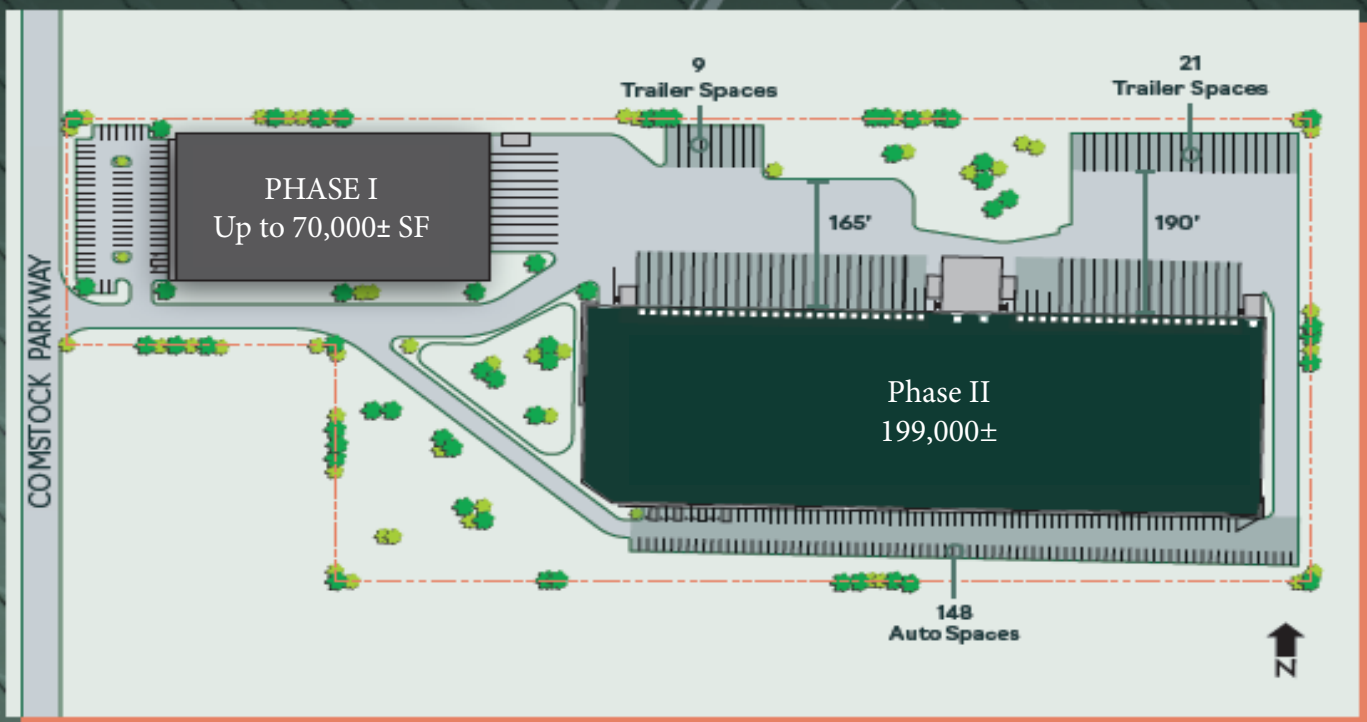


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## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI

Comstock Industrial Parkway Center is a fully approved two building industrial center in RI's Western Cranston Industrial Park. The site is 0.6 miles from newly expanded access ramps to I-295 (at exit 6) which provides convenient access to Providence, RI via RI's newly rebuilt Rte 6/Rte 10 connector highway. The project is being developed in two phases. Phase 1 is underway and will conclude with the delivery of the smaller 50k SF building in Q1 2025. Phase 2, the 200k SF building, will commence as a built to suit project for a tenant, or in Q1 of 2025 with a late 2025 delivery date. Buildings include all industrial grade utilities. Exit 6 was recently improved with a new Seasons trucking gas station with high speed diesel and DEF pumps.

### FULLY APPROVED | TWO PHASE PROJECT | SITE PLAN



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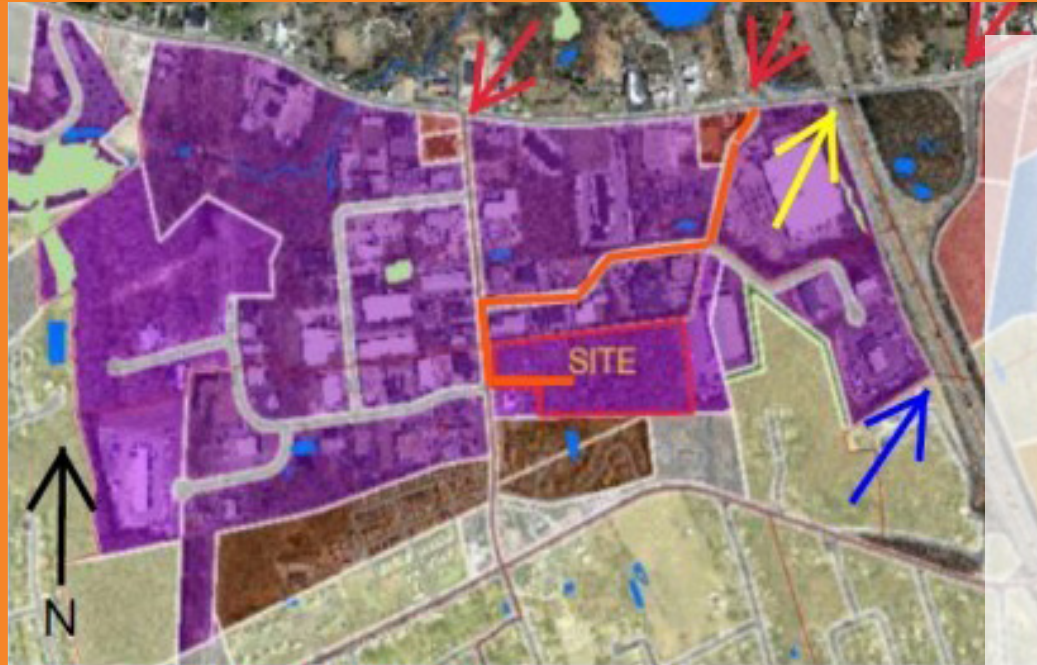




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## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI

### ACCESSIBILITY HIGHLIGHTS



New Seasons Market/Shell Gas Station with High Speed Diesel & DEF Bay

0.3 Miles to I-295  
Newly Widened/Rebuilt Entrance Ramps to I-295

I-295 & RT-6 Recently Improved

4.3 Miles to I-95  
5.8 Miles to Providence  
13 Miles to MA Stateline  
36.2 Miles to Worcester, MA  
38 Miles to Taunton, MA  
43 Miles to Boston, MA  
60 Miles to Hartford, CT

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## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI

### DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	5,141	\$108,158
5 Miles	208,157	\$79,632
10 Miles	617,386	\$85,110

### LABOR BASE

<u>City</u>	<u>Pop</u>	<u>Dist, Mi</u>	<u>Rush Hr.</u>
Cranston	81,274	na	na
Johnston	29,322	4.4	8 - 12 min
Scituate	10,658	6.6	12 - 14 min
Providence	179,335	7.5	16 - 24 min
West Warwick	28,874	7.9	16 - 20 min
North Providence	32,559	9.7	14 - 22 min
Warwick	80,847	11.2	16 - 26 min
Smithfield	21,430	12	16 - 24 min
Pawtucket	71,844	14	18 - 28 min
East Greenwich	13,103	15.6	18 - 26
Central Falls	19,398	15.8	22 - 35 min
Woonsocket	41,603	19.5	22 - 35 min
North Kingstown	26,320	21	24 - 35 min
Attleboro	44,434	21.3	28 - 40 min
City of Taunton	56,843	28.2	40 - 60 min
City of Fall River	88,930	28.8	30 - 40 min
<b>Total:</b>	<b>826,774</b>		

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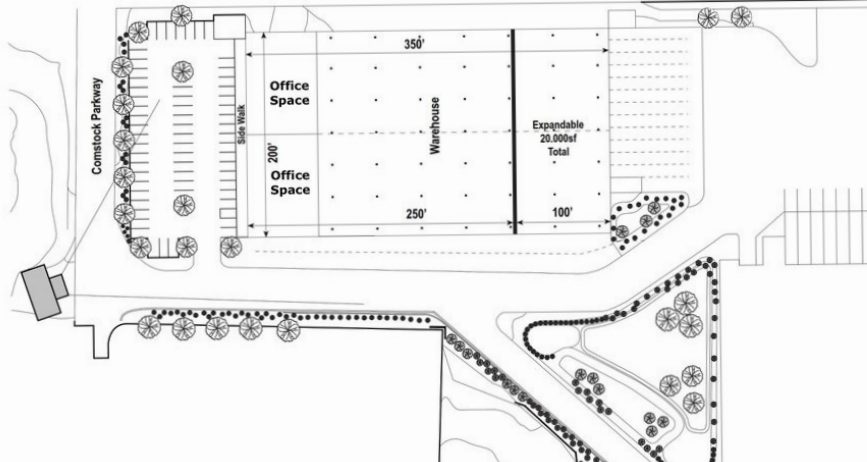
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# WEST PASSAGE PRESENTS

## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI

PHASE ONE FLOOR PLAN | 50,000 SF EXPANDABLE TO 70,000 SF



Delivery Q1  
2025

### PHASE ONE HIGHLIGHTS

- Phase I Building: 50,000± to 70,000± SF
- Will Subdivide to 10,000± SF
- 17.31± Acres of Land
- Twelve (12) Loading Docks
- One (1) Drive In Door Per Tenant
- Column Spacing: 50' x 50' (typical) with 60' speed bay
- Vehicle Parking: 60 Spaces
- Trailer Parking on Site
- Clear Height: 32'
- Zoned Light Industrial (M-1)
- 7" Reinforced Floor Slab
- Utilities on Site:  
Gas, Electric, Water & Sewer
- Power: 2000 AMP, 3-Phase, 227/480V

### Class A, High Bay Industrial Warehouse

32' Clear  
12 Tailboard docks  
Drive in Doors  
Ample Lay Out Area  
60 Standard Vehicle Spaces

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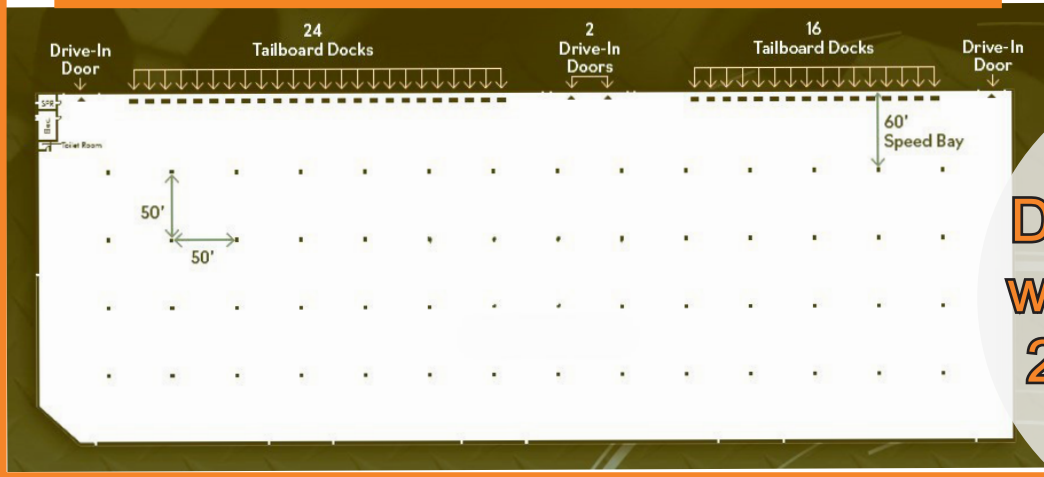
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# WEST PASSAGE PRESENTS

## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI

PHASE TWO FLOOR PLAN | 199,180 SQUARE FEET OF PROPOSED SPACE



**Delivery Q2 2025  
with Tenant or Q1  
2026 in Phasing**

### PHASE TWO HIGHLIGHTS

- Phase II Building: 199,180± SF
- Will Subdivide
- Forty (40) Loading Docks
- Four (4) Drive In Doors
- Column Spacing: 50' x 50' (typical) with 60' speed bay
- Vehicle Parking: 148 Spaces
- Trailer Parking: 30 Spaces
- Clear Height: 32'
- Zoned Light Industrial (M-1)
- 7" Reinforced Floor Slab
- Utilities on Site:  
Gas, Electric, Water & Sewer
- Power: 3000 AMP, 3-Phase, 227/480V

**Class A, High Bay  
Industrial Warehouse**

Build to Suit Options  
Ample Lay Out Area

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