

# Commercial Condominium Complex

1 Tupperware Dr, North Smithfield, RI 02896



Presented by  
Real Estate Coordinators Inc.



## Price: Upon Request

1 Tupperware Drive is a beautifully restored New England mill in North Smithfield, Rhode Island. Formerly used for Tupperware production, the building spans 128,000 square feet and features concrete block and steel construction. The mixed-use property offers quality commercial flex space that can serve as offices for a corporate headquarters or warehousing and light manufacturing. Experience reinforced concrete floors, ample electrical power available to run any machinery, multiple loading docks, a freight elevator with a 6,000-pound capacity, and 200 surface parking spaces.

The property borders the Blackstone River, surrounded by plenty of green space with residents and commercial tenants on opposite ends of its 55-acre site. This strategic location is close to the Massachusetts border and has easy access from the Route 122 commercial corridor. Reach the heart of Woonsocket in a 10-minute drive and draw from a robust labor force to support all business staffing needs.

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1 Tupperware Drive is a fully restored mill within minutes of the state's border with best-in-class mixed-use space.

Offering quality flex space ideal for warehousing, light manufacturing, or office use for a corporate headquarters.

Property features include 200 parking spaces, reinforced concrete floors, multiple loading docks, and industrial-grade power.

Strategically located near the Rhode Island and Massachusetts border and within minutes of Woonsocket via Route 122.

**Stan Hardin**

[s.hardin@parkview.biz](mailto:s.hardin@parkview.biz)

(508) 797-9707

**Real Estate Coordinators Inc.**

255 Park Ave, Suite 602  
Worcester, MA 01609



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Secondary Lobby Entrance

Listing space

1st Floor

Space Available	53,940 SF
Rental Rate	Upon Request
Date Available	February 01, 2026
Service Type	TBD
Office Size	3,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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## Property Photos



Floor Supervisor's Office



Main Entrance, East Side



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## Property Photos



East View



North View



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## Property Photos



West View



Long View North



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## Property Photos



55-Acre Site, South View



North End



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## Property Photos



North Side Loading Docks



Ground Floor Loading Dock  
For 2nd Floor Space

Loading Dock Interior



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## Property Photos



Long View South



Building Photo

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## Location

