

# VICTORY95 BUSINESS PARK



## Industrial Land Site **FOR SALE**

839 Victory Highway, West Greenwich, RI

**CAPSTONE**  
PROPERTIES

[www.CAPSTONE-PROPERTIES.com](http://www.CAPSTONE-PROPERTIES.com)



# YOUR ZERO CARBON VISION IMAGINED

**VICTORY 95 BUSINESS PARK** is a unique opportunity for a developer to create a 14 unit industrial park or a user to build a 500,000SF building in the immediate proximity to I-95 at Exit 5. The site has excellent frontage and visibility along I-95 with average traffic counts exceeding 45,000 per day. The site's location on the I-95 corridor, in close proximity to two deep water ports and an international airport makes it an ideal location for warehousing, logistics and fulfillment services.

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Total Acres: 76.4

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Upland Acres: 64.1

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Frontage on I-95 718'

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Currently 14 platted lots

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## ZONING:

Industrial A	Manufacturing General Warehousing Wholesale Retail Trade
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Maximum lot coverage by structures: 25%

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Maximum impervious surface: 45%

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Maximum Building Height 40'

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# The CONCEPT

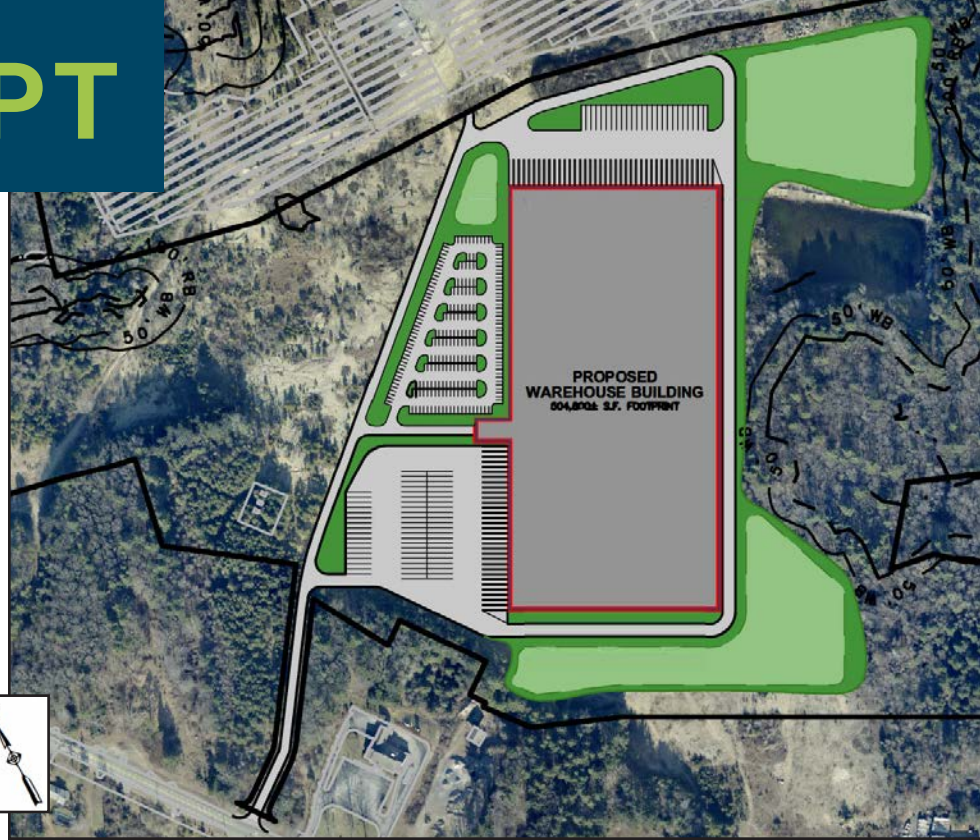
## Conceptual DEVELOPMENT

504,800 SF Building

72 Loading Docks

83 Trailer Storage Spaces

240 Standard Parking Spaces

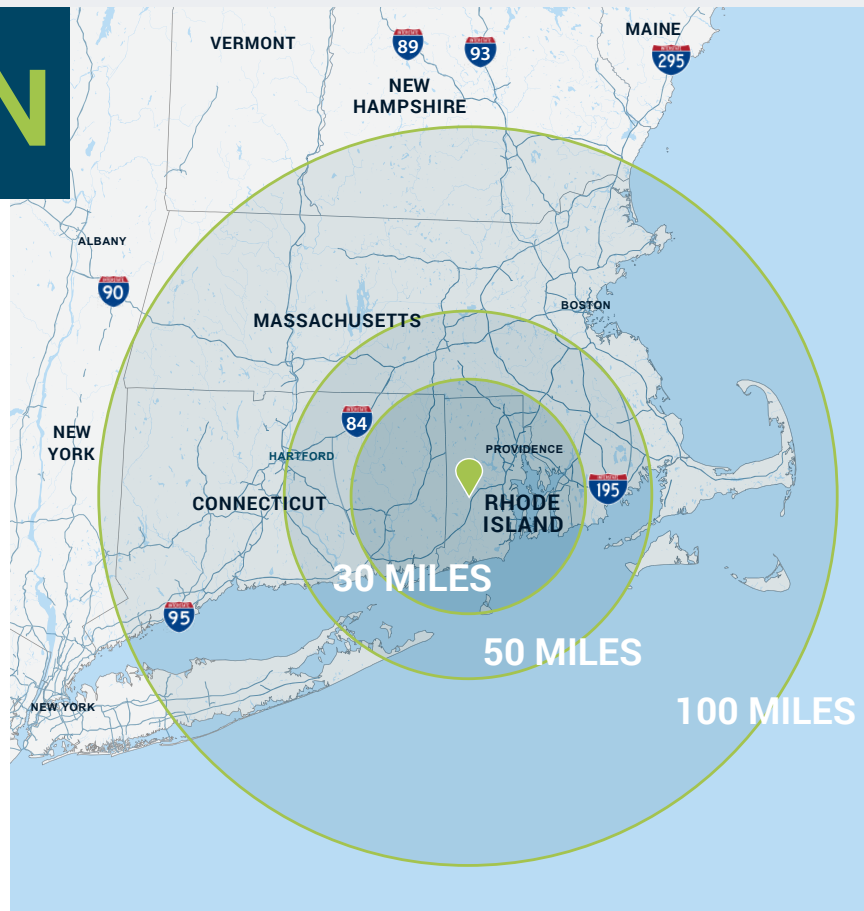


**UTILITIES Overview** This is a prime opportunity to develop a green industrial building with roof top and/or ground mounted 3.3MW solar farm, geo thermal, and on site well water. This project can generate significant tax credits and dramatically lower your company's carbon footprint. Is your company committed to carbon neutrality? This industrial development fits the bill.

# Key LOCATION

## Area Demographics

RADIUS:	30 MILE	50 MILE	100 MILE
POPULATION <i>(Q4 2019 Estimated)</i>	1,572,452	3,659,086	12,982,504
WORKPLACE ESTABLISHMENTS	42,589	97,322	361,459
AVERAGE HOUSEHOLD INCOME	\$85,201	\$97,027	\$105,857



# Area AMENITIES

## DISTANCE Facts

Port of Quonset 20 miles | 25 minutes

Providence, RI 25 miles | 26 minutes

Groton, CT 32 miles | 32 minutes

Hartford, CT 65 miles | 1hr. 10 minutes

Boston, MA 74 miles | 1 hr. 15 minutes

New York, NY 157 miles | 3 hr. 20 minutes



### Local Access

With an Interstate 95 on ramp/exit just a minute down the road, our site provides easy connections to all major population centers in the Northeast.



### Talent & Education

Access to top talent at all levels from across Rhode Island, Connecticut, and Massachusetts. There are 11 colleges and universities located within the State of Rhode Island alone.



### Regional Access

Our location has the ability to reach Providence in 25 minutes, Boston in an hour and a half, and New York City in just little more than three hours. Our site is also only 20 minutes away from T.F. Green International Airport.



### Community

This project is working closely with support from Rhode Island Commerce Corporation, [www.CommerceRI.com](http://www.CommerceRI.com), who has various State incentives to assist the buyer.



WWW.CAPSTONE-PROPERTIES.COM



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