

**sweeney**  
REAL ESTATE & APPRAISAL

INDUSTRIAL WAREHOUSE  
FOR SALE OR LEASE

# 109 WESTERN INDUSTRIAL CRANSTON - RHODE ISLAND



[RENDERING]



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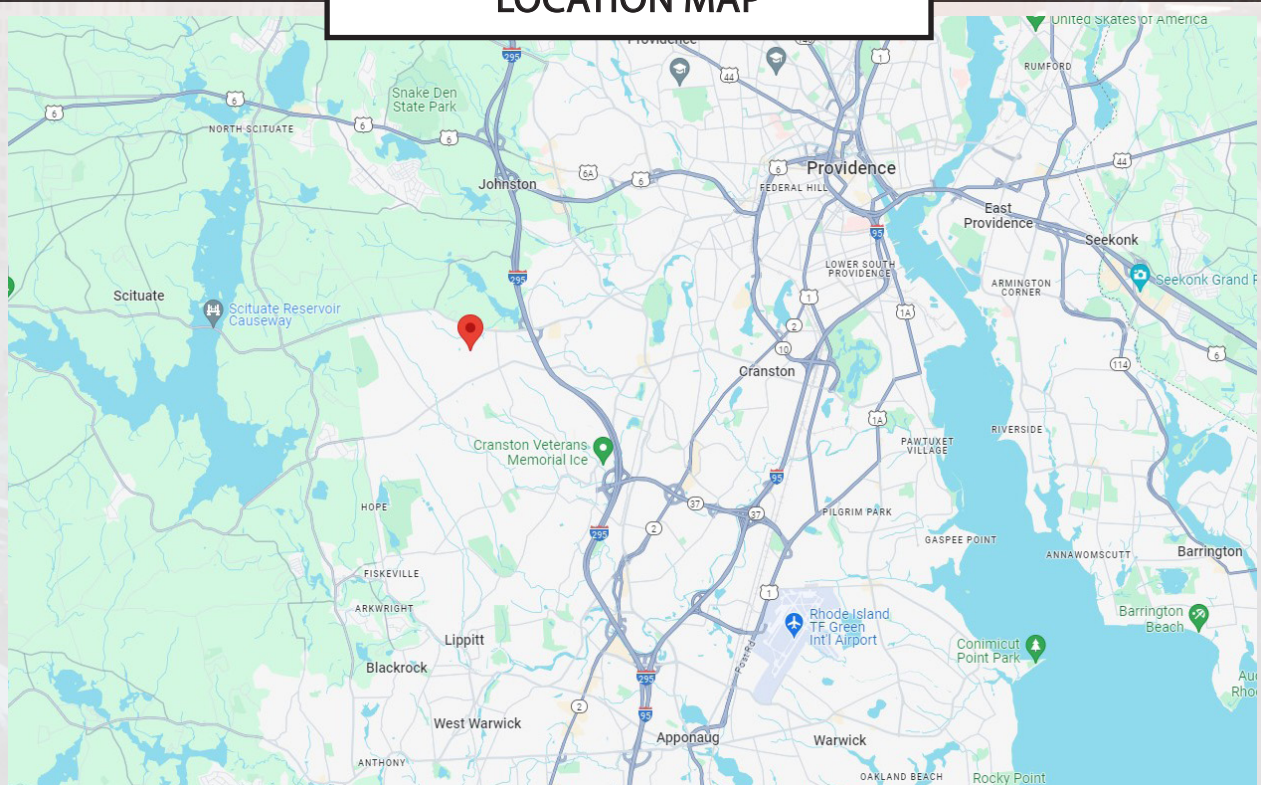


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## DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	3,212	\$170,979
3 Miles	31,129	\$113,284
5 Miles	160,602	\$90,953

## LOCATION MAP



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# 109 WESTERN INDUSTRIAL CRANSTON - RHODE ISLAND

FOR LEASE: \$14-\$15/SF NNN  
FOR SALE: INQUIRE FOR DETAILS  
(Plat 36/1, Lot 1702)

## PROPERTY DETAILS

- New Construction
- 17,500± SF Industrial Building
- Warm Shell
- 30 FT Ceilings
- Four (4) 18 FT Overhead Doors
- Zoned Industrial (M-1)
- 277/480 Volts, 3-Phase, 4-Wire, 1200 AMP Electric
- On/Off I-295
- Quick to I-95, T.F. Green Airport, Providence & RT-6
- Delivery Q2 2025

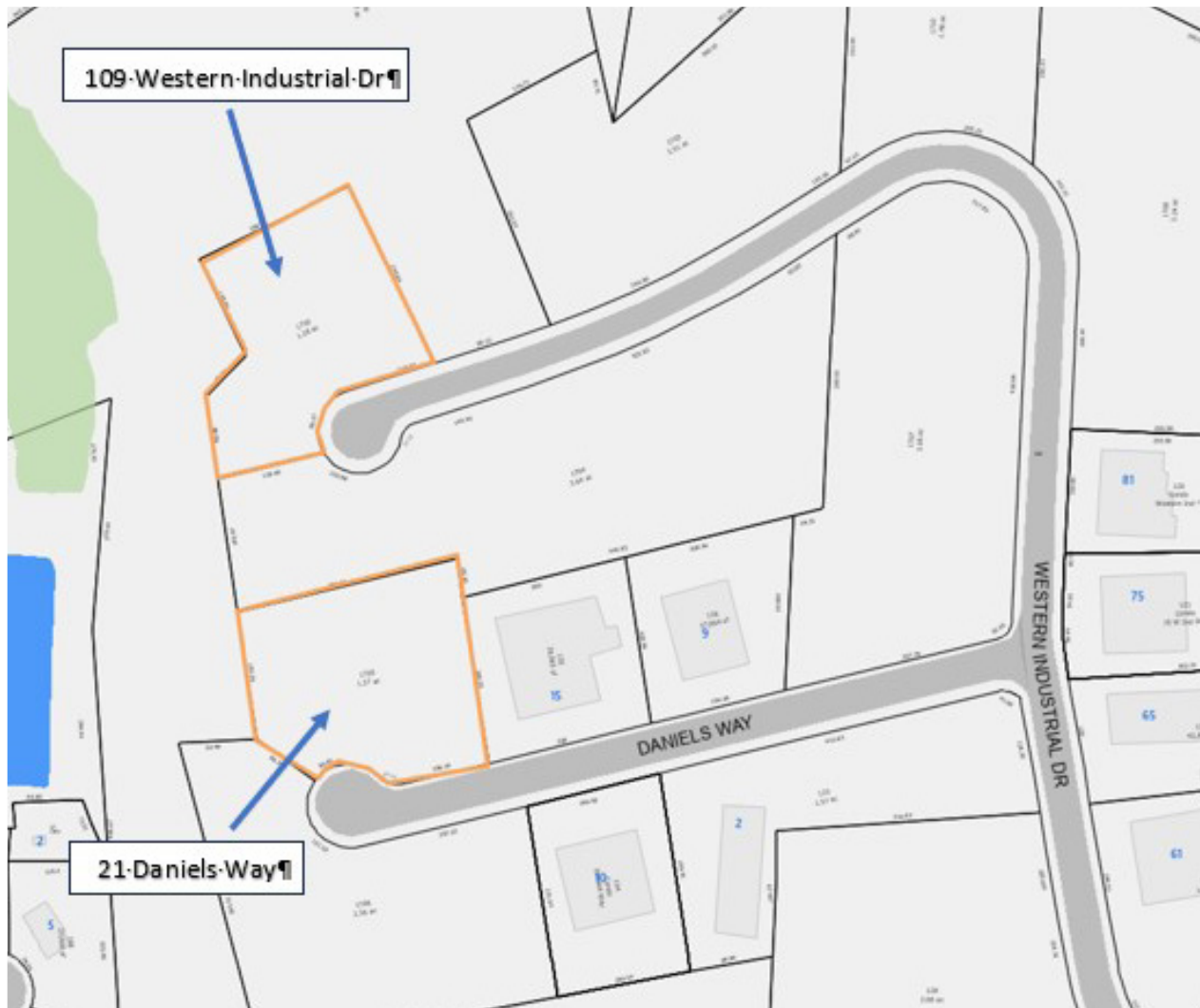
## CURRENT CONDITION



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## SITE PLAN



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