

INVESTMENT OPPORTUNITY FOR SALE



4 BLACKSTONE VALLEY PLACE

Lincoln, RI 02865

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 4 Blackstone Valley Pl, Lincoln, RI. This impressive 22,643 SF building, is 100% leased by Hasbro, Inc. (NASDAQ: HAS). Constructed in 1991 and thoughtfully renovated in 2023, this property exudes modern appeal and functionality. Zoned ML-0.5, it offers versatile potential for various office and flex uses. Positioned in the sought-after Lincoln area, this property promises an attractive return on investment and a solid addition to any commercial real estate portfolio.

OFFERING SUMMARY

Sale Price:	\$3,800,000
Building Size:	22,643 SF
Lot Size:	92,114 SF
Zoning:	ML-0.5
Number of Units:	1
NOI:	\$333,593.12
Cap Rate:	8.78%

LOCATION DESCRIPTION

4 Blackstone Valley Place is strategically located in the heart of the Blackstone Valley, one of Northern Rhode Island's most established commercial corridors. The property offers exceptional regional accessibility, situated just minutes from Route 146, providing direct north-south connectivity between Providence and Worcester, MA. This prime positioning allows for efficient access to Interstate 95, downtown Providence, and the greater Boston metropolitan area. The property is surrounded by a strong mix of professional offices, corporate campuses, medical users, and technology firms, reinforcing its appeal as a business-focused environment. Tenants benefit from close proximity to Lincoln Mall, Smithfield Crossing, and other nearby retail amenities offering restaurants, banking, fitness centers, and daily services.

PROPERTY HIGHLIGHTS

- NNN investment opportunity
- 100% leased by Hasbro, Inc., with renewal options
- Recently renovated and developer owned
- Located adjacent to Blackstone Center office park

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