

OFFICE/FLEX BUILDING FOR SALE



BLACKSTONE CENTER

6 Blackstone Valley Place, Bldg. 4, Lincoln, RI 02865

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

MG Commercial is pleased to bring to market a rare opportunity to purchase a free-standing office/flex building within the Blackstone Center office park. Building 4, is comprised of 2 condominium units, (401 & 402) totaling 27,512 SF. Currently under flexible lease terms with existing tenants, this property offers a multi-tenant investment opportunity or redevelopment for owner/users. Existing conditions include offices on 2 levels, and warehouse space with 3 loading docks (1 covered).

As part of the Blackstone Center Condominium Association, Building 4 benefits from professional property management and strong neighboring tenant base.

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a free-standing building within Blackstone Center
- Immediate access to Routes 146 & 295
- Flexible tenant lease terms allow for a variety of future options
- Professionally managed condominium association
- 3 loading docks (1 covered)
- Premiere Northern RI office park

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LOCATION DESCRIPTION

6 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.

OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	29,275 SF
NOI:	\$182,326.19
Cap Rate:	10.0%

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