

INDUSTRIAL LAND SITE FOR SALE



# 0 (486) COMSTOCK ROAD

North Smithfield, RI 02896

**GEORGE PASKALIS, SIOR**

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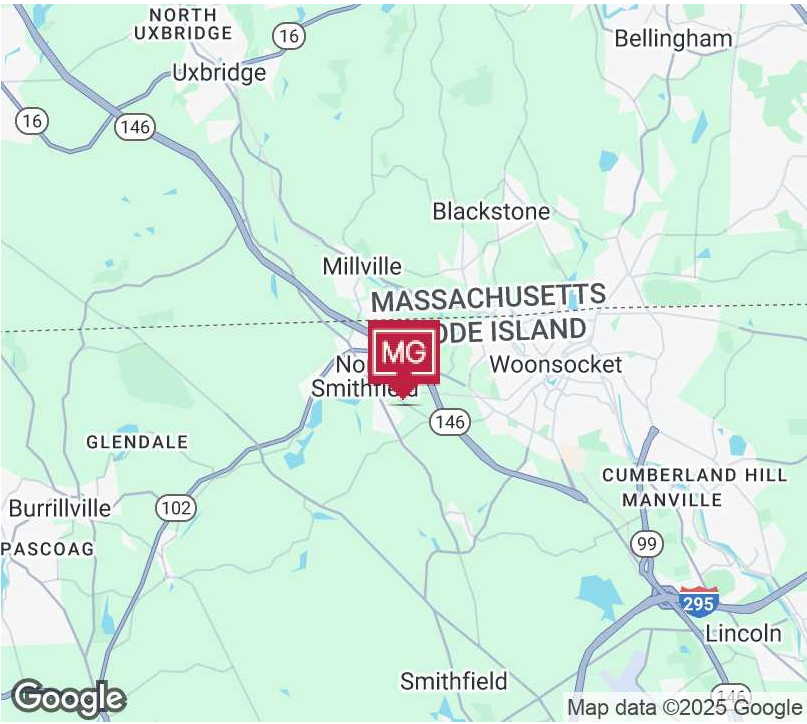
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# EXECUTIVE SUMMARY



## LOCATION DESCRIPTION

Exceptional northern Rhode Island location within the North Smithfield Industrial Park with immediate access to Route 146. Just 24 miles to Worcester, MA, 6 miles to I-295, and 13 miles to Providence, the property offers strategic proximity to major transportation routes, enhancing logistical efficiency and access to regional markets. Identified as North Smithfield Plat 5, Lot 421-A.

## PROPERTY DESCRIPTION

Existing 4.18 acre parcel currently used for bus parking. The site is mostly flat and compacted and ideal for new development or build-to-suit. The parcel is located in the M (Manufacturing) zoning district, which is established to provide areas suitable for industrial development, research and certain transportation, storage and utility uses.

## OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	4.18 Acres
Zoning:	M

## PROPERTY HIGHLIGHTS

- 4.18 Acre Industrial Site
- North Smithfield Industrial Park
- Frontage on N.S. Industrial Drive
- All Utilities Available
- Exceptional Highway Access
- Annual Taxes \$6,154.54

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