

# WEST PASSAGE PRESENTS

## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI



**BUILD TO SUIT INDUSTRIAL SITE**

**FOR MORE INFORMATION CONTACT**  
KEVIN CASEY | 401-464-2663 | [KCASEY@SREARI.COM](mailto:KCASEY@SREARI.COM)  
GEORGE PASKALIS | 401-374-7038 | [GEORGE@MGCOMMERCIAL.COM](mailto:GEORGE@MGCOMMERCIAL.COM)

**sweeney**  
REAL ESTATE & APPRAISAL

**MG Commercial**



# WEST PASSAGE LLC PRESENTS

## COMSTOCK PARKWAY INDUSTRIAL CENTER 0 COMSTOCK PARKWAY CRANSTON, RI

### ZONING DESCRIPTION

**M-1 Zoning Potential Uses:** Public safety facility, Wholesales, Professional Office, Trade School, Catering, Medical or Dental Clinic, Manufacturing (Light & Heavy), Contractor Yard, Distribution Center, Data Processing Facility, Self Storage, Solar Power, Research & Development Facility, Trucking Terminal & Commercial Warehousing

### ACCESSIBILITY HIGHLIGHTS

- New Seasons Market/Shell Gas Station with High Speed Diesel & DEF Bay
- 0.3 Miles to I-295
- Newly Widened/Rebuilt Entrance Ramps to I-295
- I-295 & RT-6 Recently Improved
- 4.3 Miles to I-95
- 5.8 Miles to Providence
- 13 Miles to MA Stateline
- 36.2 Miles to Worcester, MA
- 38 Miles to Taunton, MA
- 43 Miles to Boston, MA
- 60 Miles to Hartford, CT

### FOR MORE INFORMATION CONTACT

KEVIN CASEY | 401-464-2663 | [KCASEY@SREARI.COM](mailto:KCASEY@SREARI.COM)

GEORGE PASKALIS | 401-374-7038 | [GEORGE@MGCOMMERCIAL.COM](mailto:GEORGE@MGCOMMERCIAL.COM)

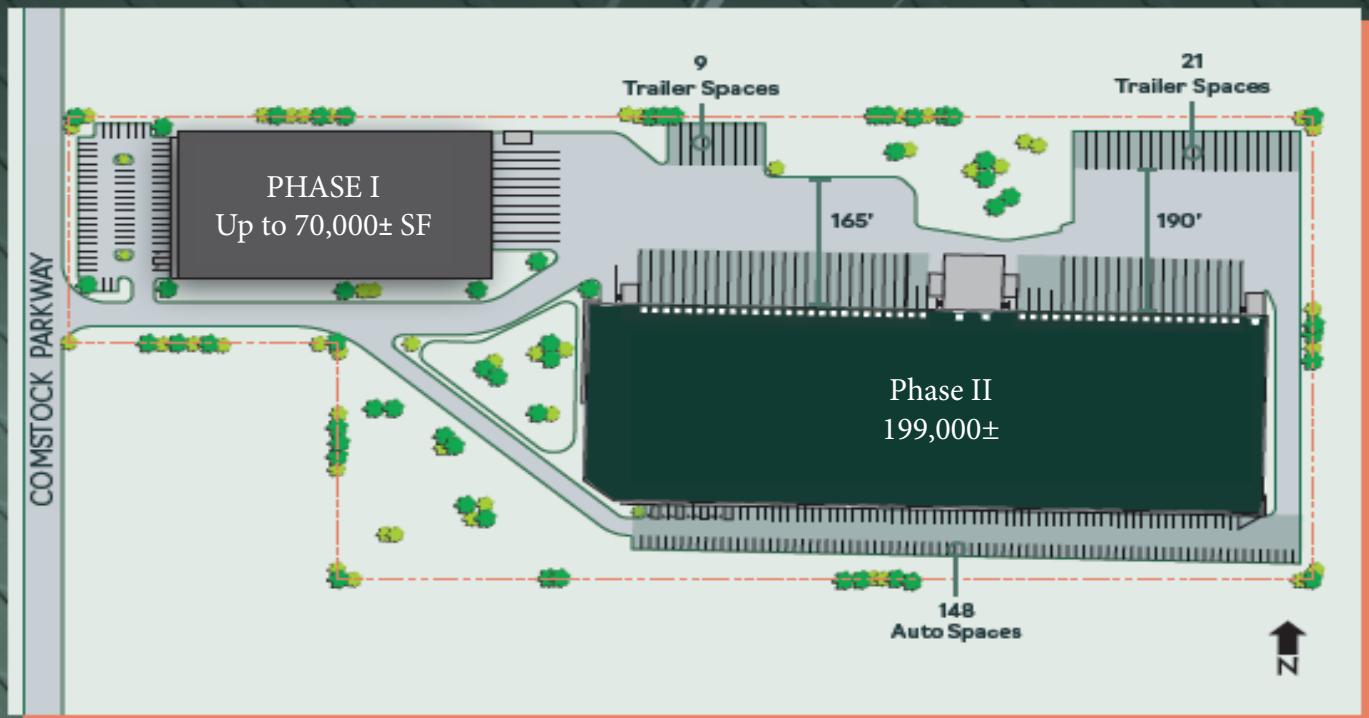


# WEST PASSAGE PRESENTS

## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI

Comstock Industrial Center is a fully approved two building industrial center in RI's Western Cranston Industrial Park. The site is 0.6 miles from newly expanded access ramps to I-295 (at exit 6) which provides convenient access to Providence, RI via RI's newly rebuilt Rte 6/Rte 10 connector highway. The project is being developed in two phases. Phase 1 is underway and will conclude with the delivery of the smaller 50k SF building in Q1 2025. Phase 2, the 200k SF building, will commence as a built to suit project for a tenant, or in Q1 of 2025 with a late 2025 delivery date. Buildings include all industrial grade utilities. Exit 6 was recently improved with a new Seasons trucking gas station with high speed diesel and DEF pumps.

### FULLY APPROVED | TWO PHASE PROJECT | SITE PLAN



### FOR MORE INFORMATION CONTACT

KEVIN CASEY | 401-464-2663 | [KCASEY@SREARI.COM](mailto:KCASEY@SREARI.COM)

GEORGE PASKALIS | 401-374-7038 | [GEORGE@MGCOMMERCIAL.COM](mailto:GEORGE@MGCOMMERCIAL.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.