

Commercial/Business - Commercial Sale - MLS # 1406654 - Active



55 Electronic Drive , Warwick, RI 02888

RE Taxes/Yr: **\$29,040 / 2025** List/Lease Pr: **\$1,895,000.00**
 Exempt Inc: **No** Original LP: **\$1,895,000.00**
 Assessment: **\$1,210,500** DOM: **0**
 Year Built: **1970** Condo Y/N: **N**
 Use Type: **Industrial**
 Type: **Commercial, Industrial, Warehouse**

Public Rems:

Prime industrial opportunity just off Route 95 at the Jefferson Blvd exit, offering unmatched accessibility and strong visibility from the highway. This 17,200 sq. ft. clear-span building is designed for efficiency, with 16-foot ceilings, gas heat, office space, and two overhead doors for easy loading and operations. The 1.4-acre site supports extensive parking and outdoor storage, ideal for fleets, equipment, or contractor yards. With billboard visibility and close proximity to Routes 37 and 295, this is a versatile, high-exposure location for a wide range of commercial uses.

General Information

Anchors Co-Tenants: Adult Comm:
 Building Name: Business Name:
 Franchise Y/N: **No** Franchise Name:
 Possible Use: **Automotive, Commercial, Industrial, Mini-Storage, Recreational, Warehouse**
 Under Construction: **No** Leased Land: **No** Short Sale: **No** Units Leased:
 Subsidized Housing: REO Bank Owned: **No** Zoning: **indmdl96** RE Lic Owner: **No**
 Elevation Cert: **No** Loma: **No** Time Share: Historic: **None**
 Divisible Y/N: **Yes** Freestanding Y/N: **Yes** Occupant Type:
 Seating Capacity: Vacancy Rate: **100** Yrs Established:
 Security Features: **Fire Sprinkler System** Yrs Cur Owner:

Units

Unit	# Units	Total SqFt	Total Rent	Ceiling	Date Avail	Floor	Status
Warehouse	1	17,200					
Totals	1	17,200	\$0				

Building / Site / Utilities

Assessor Lot: **0120** Assessor Block: Assessor Plat: **284**
 Area Source: Apx Lot SqFt: **60,500** Basement:
 Bldg Area Total: **17,200** Elev/Escal Type: Furnished Y/N:
 Equip Included:
 Non-Garage Spcs: **75** Parking Total: Story: Stories Total:
 Ceiling Height: **15-17 Ft** Site Acres: **1.40** Loading Door: **Ground Level, 9-11 Ft**
 Foundation Type: Fndtn L x W: Building: **Steel**
 Road: **Blacktop**
 Location: **Free Standing**
 Electric: **100 Amps**
 Sewer: **Connected**
 Cooling: **Partial**
 Present Use: Laundry: Utilities: **Gas Connected**
 Have: **Aerial Photo** Gas: **Connected**
 Near: **Highway Access, Interstate**

Financial

Cap Rate: Existing Lease Type: PL Statement: **No**
 Financial Data Sou: Electric Expense: Fuel Expense:
 Gross Expenses: Insurance Exp: Inventory Expense:
 Maint Expense: Mgmt Expense: New Taxes Expense:
 Operating Expense: Other Expense: Owner Expenses:
 Trash Expense: Water Sewer Exp: Owners Gross Incom
 Net Operating Inc: Labor Info: Leasable Area:
 Lease Expiration: Lease Assignable: Lease Considered:
 Lease Renewal Option: Min Space Lease:

Owner Pays:
 Tenant Pays:

Energy Efficiency/Sustainability Features

Construction: **No**

Listing / Agent - Office Information

Def Show: **No**

Show Instruct: **Call Brian at 401-829-0318. No text, please.**

List Agent: **12018**

LA Name: **Paul ZARRELLA** 

List Office: **WSRE03**

LO Name: **Williams & Stuart Real Estate**

Attribution Contact:

Co-List Agent: **30115**

Co-LA Name: **Brian McGloin** 

Co-List Office: **WSRE**

Co-LO Name: **Williams & Stuart Real Estate**

Showing Agent: **30115**

SA Name: **Brian McGloin**

List Date: **03/31/2026**

Entry Only: **No**

Expire Date:

Limited Service: **No**

Under Contract:

Sign on Prop: **Yes**

Occupancy: **Negotiable**

Listing Contract: **Exclusive Right to Sell**

LA Phone: **401-942-0200**

LA Email: paul@williamsandstuart.com

LO Phone: **401-398-2100**

Co-LA Phone: **401-829-0318**

Co-LA Email: brian@williamsandstuart.com

Co-LO Phone:

SA Phone: **401-829-0318**

SA Email: brian@williamsandstuart.com

Lock Box: **None**

Lock Box Serial:

Syndication

Internet Display: **Yes**

Address Display: **Yes**

Send to List Hub: **Yes**

IDX: **Yes**

IDX Address Display: **Yes**

Allow AVM: **No**

RI Living.com: **Yes**

Allow Comments: **No**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Agent Full

MLS #: 1406654
Commercial/Business

55 Electronic Dr., Warwick, RI 02888

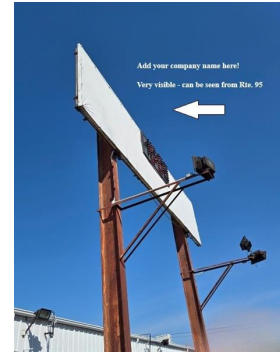
List Price: \$1,895,000
Active



Exterior front



Aerial view with parking



Sign



Side view



Front entrance



Front room



Front room



Office / break room



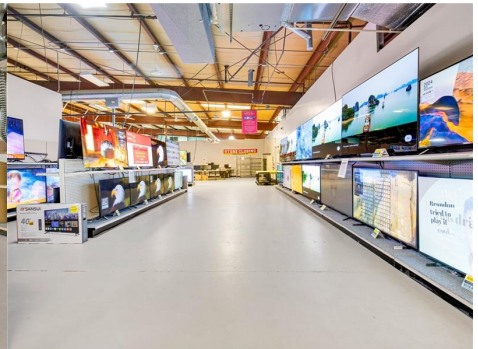
Bathroom



Office



Showroom



Showroom



Showroom



Warehouse / storage



Warehouse / storage



Warehouse / storage



Warehouse / storage



Warehouse / storage



Exterior rear



Aerial view



Easy highway access



Easy highway access



Aerial view

Photo Gallery

Prepared By: Williams & Stuart Real Estate

03/31/2026 11:48 AM

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