

sweeney
REAL ESTATE & APPRAISAL

INDUSTRIAL WAREHOUSE
FOR SALE OR LEASE

21 DANIELS WAY CRANSTON - RHODE ISLAND



[RENDERING]



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
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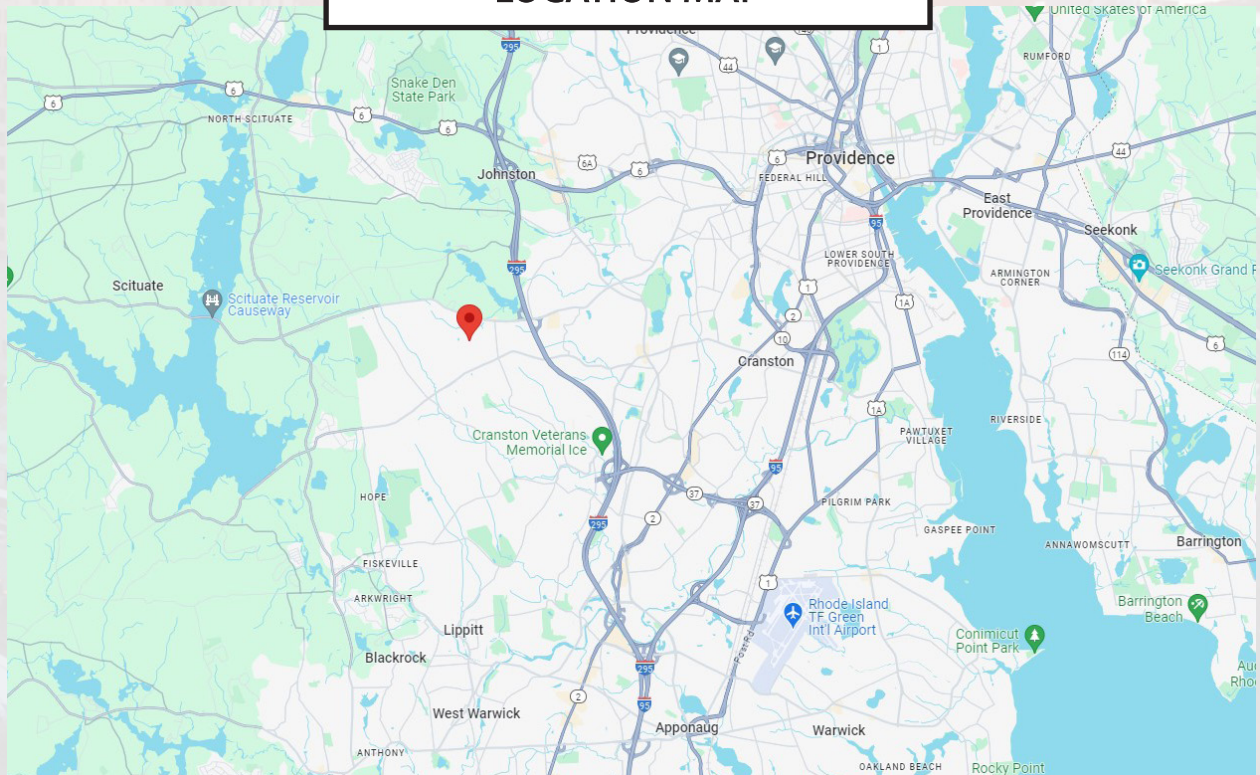
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DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	3,212	\$170,979
3 Miles	31,129	\$113,284
5 Miles	160,602	\$90,953

LOCATION MAP



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FOR LEASE: \$14-\$15/SF NNN
FOR SALE: INQUIRE FOR DETAILS
(36/1, Lot 1705)

PROPERTY DETAILS

- New Construction
- 17,500± SF Industrial Building
- Warm Shell
- 30 FT Ceilings
- Four (4) 18 FT Overhead Doors
- Zoned Industrial (M-1)
- One (1) Loading Dock
- 277/480 Volts, 3-Phase, 4-Wire, 1200 AMP Electric
- On/Off I-295
- Quick to I-95, T.F. Green Airport, Providence & RT-6
- Delivery Q2 2025

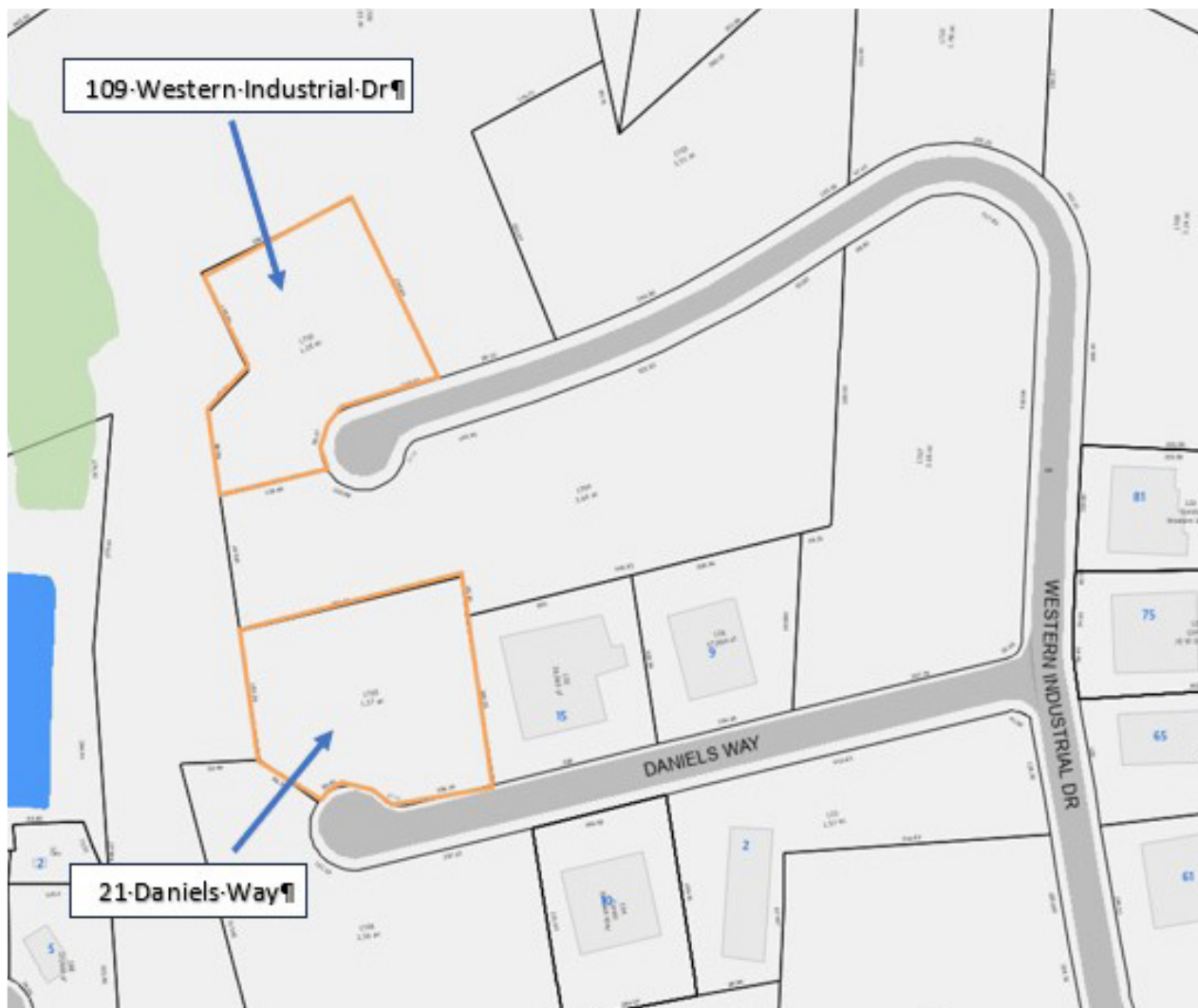
CURRENT CONDITION



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SITE PLAN



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