

sweeney

REAL ESTATE & APPRAISAL

INDUSTRIAL WAREHOUSE
FOR SALE OR LEASE

WESTERN INDUSTRIAL COMPLEX CRANSTON - RHODE ISLAND



[RENDERING]



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
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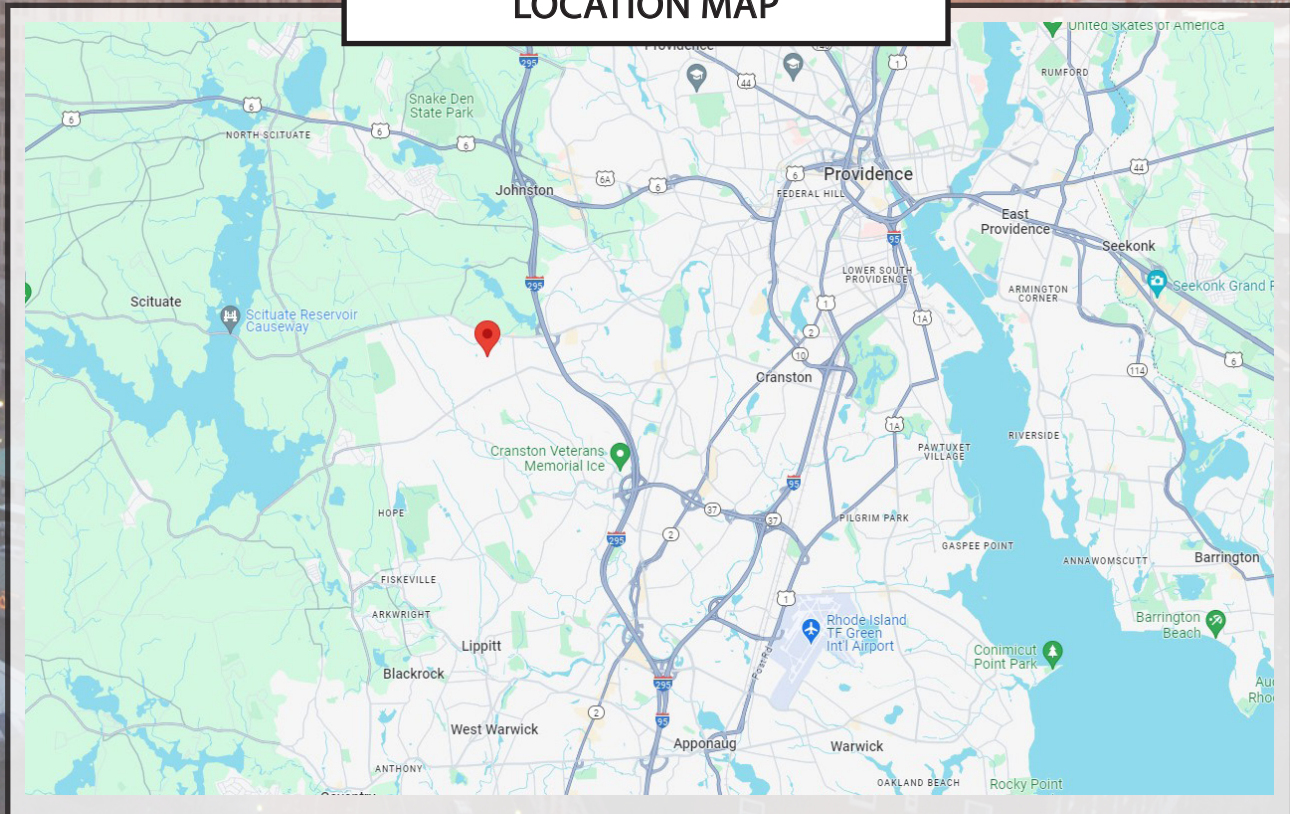
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WESTERN INDUSTRIAL COMPLEX CRANSTON - RHODE ISLAND

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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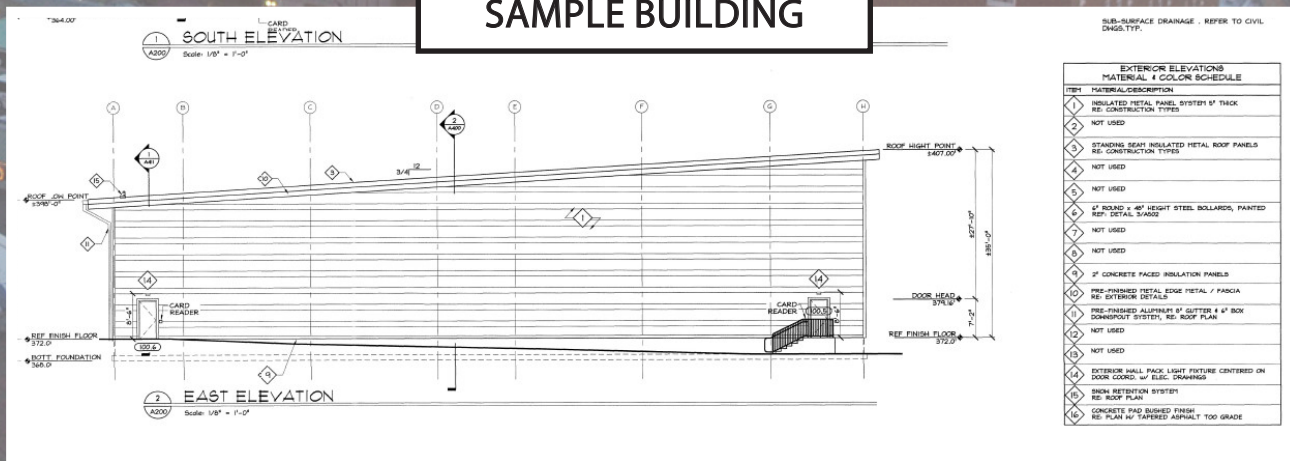
WESTERN INDUSTRIAL COMPLEX CRANSTON - RHODE ISLAND

FOR LEASE: \$14-\$15/SF NNN
FOR SALE: INQUIRE FOR DETAILS

PROPERTY DETAILS

- Eight Lot Industrial Subdivision
- Two 17,500± SF Buildings Delivered in Q1 of 2025
- Six (6) Additionally Proposed Buildings
- Lot Size Range from 1.28± to 3.64± Acres
- 30 FT Ceilings
- 18 FT Overhead Doors
- Loading Docks
- 277/480 Volts, 3-Phase, 4-Wire, 1200 AMP Electric
- Warm Shell Delivery
- On/Off I-295
- Quick to I-95, T.F. Green Airport, Providence & RT-6

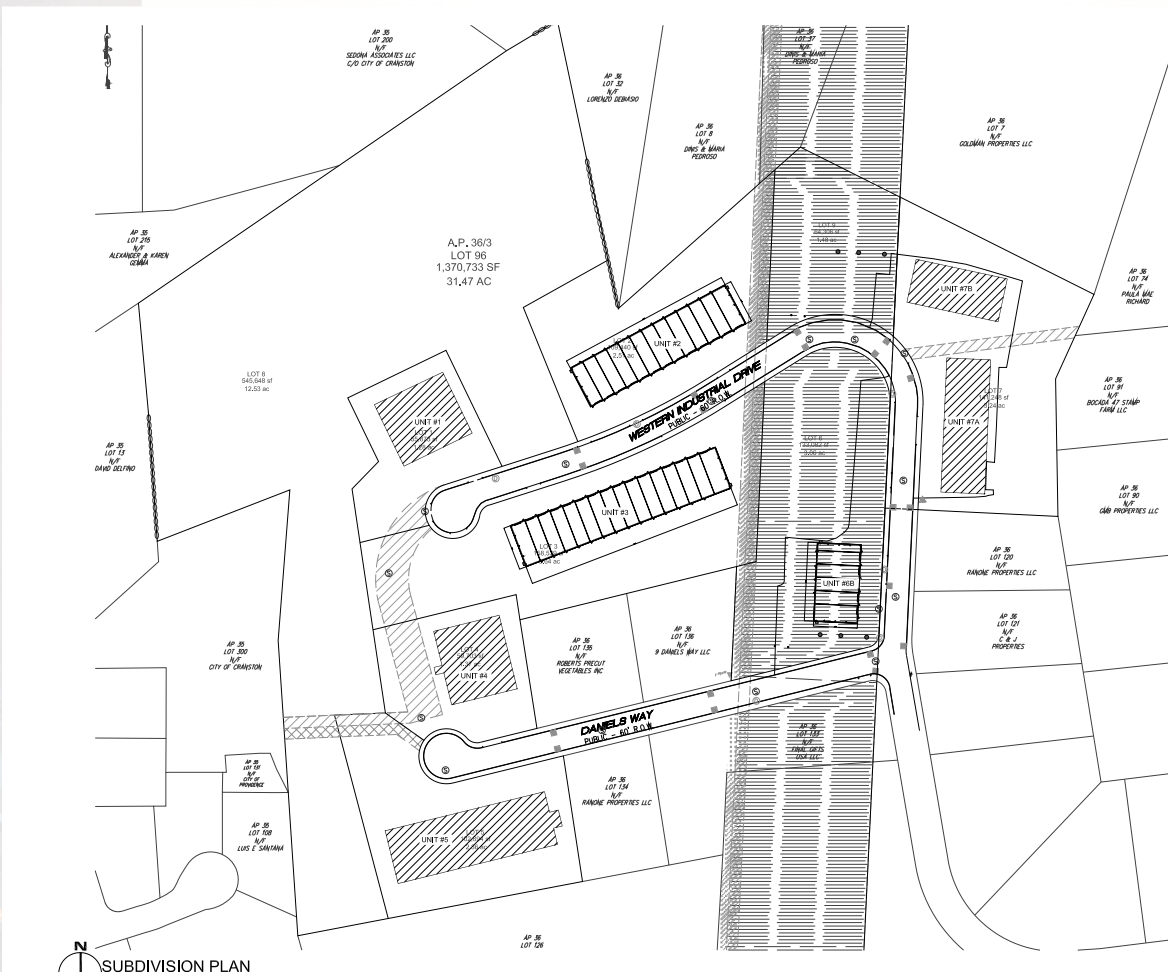
SAMPLE BUILDING



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WESTERN INDUSTRIAL COMPLEX CRANSTON - RHODE ISLAND

SITE PLAN



N
SUBDIVISION PLAN
PLAN

CLIENT: GREEN DEVELOPMENT LLC.
2000 CHAPEL VIEW BLVD.
CRANSTON, RI 02920

PROJECT NO. 6839
DATE: 10-08-2024

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CONCEPTUAL BUILDING LAYOUT
WESTERN INDUSTRIAL
DRIVE
CRANSTON, RI

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