

**sweeney**  
REAL ESTATE & APPRAISAL

INDUSTRIAL LAND  
FOR SALE OR LEASE

# WESTERN INDUSTRIAL COMPLEX CRANSTON - RHODE ISLAND



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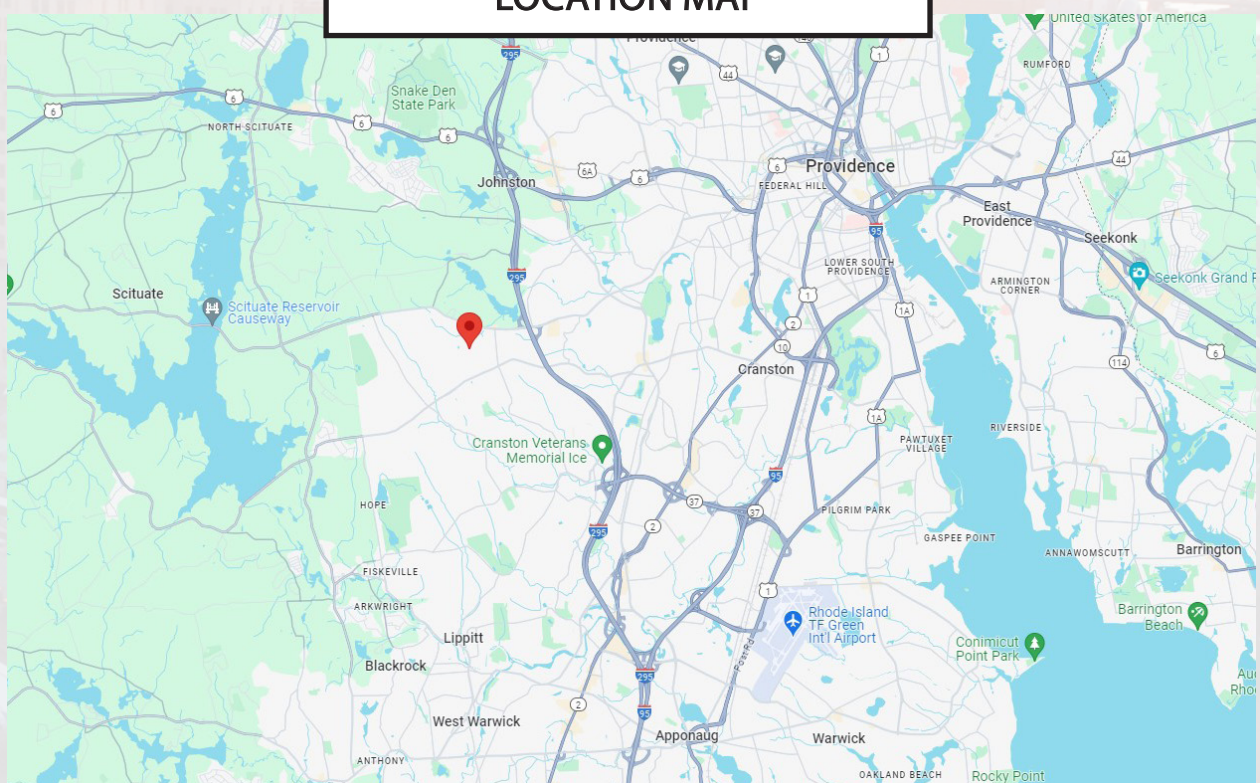


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## DEMOGRAPHICS

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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# WESTERN INDUSTRIAL COMPLEX CRANSTON - RHODE ISLAND

FOR SALE WITH BUILD TO SUIT OPTIONS

Lot Number	Plat & Lot	Lot Size (Acres)	Proposed Building SF
2	36/1703	2.51	40,000
3	36/1704	3.64	74,500
5	36/1706	2.36	30,000

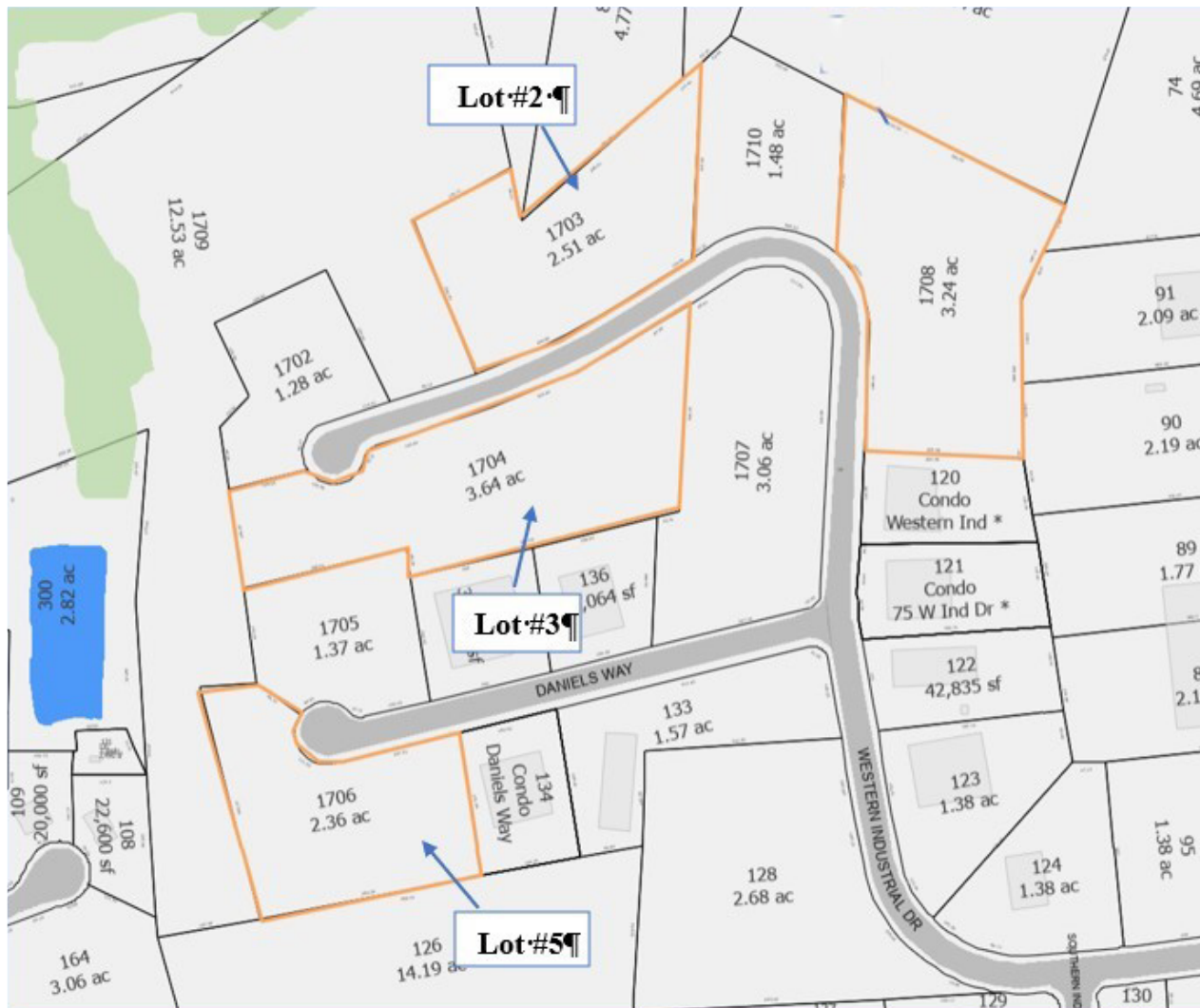
## PROPERTY DETAILS

- Industrial Subdivision
- Shovel Ready
- Zoned Industrial - M1
- Option For Warm Shell Delivery
- Utilities Available Include Water, Sewer & Natural Gas
- On/Off I-295
- Quick to I-95, T.F. Green Airport, RT-37, & RT-6

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## SITE PLAN



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