

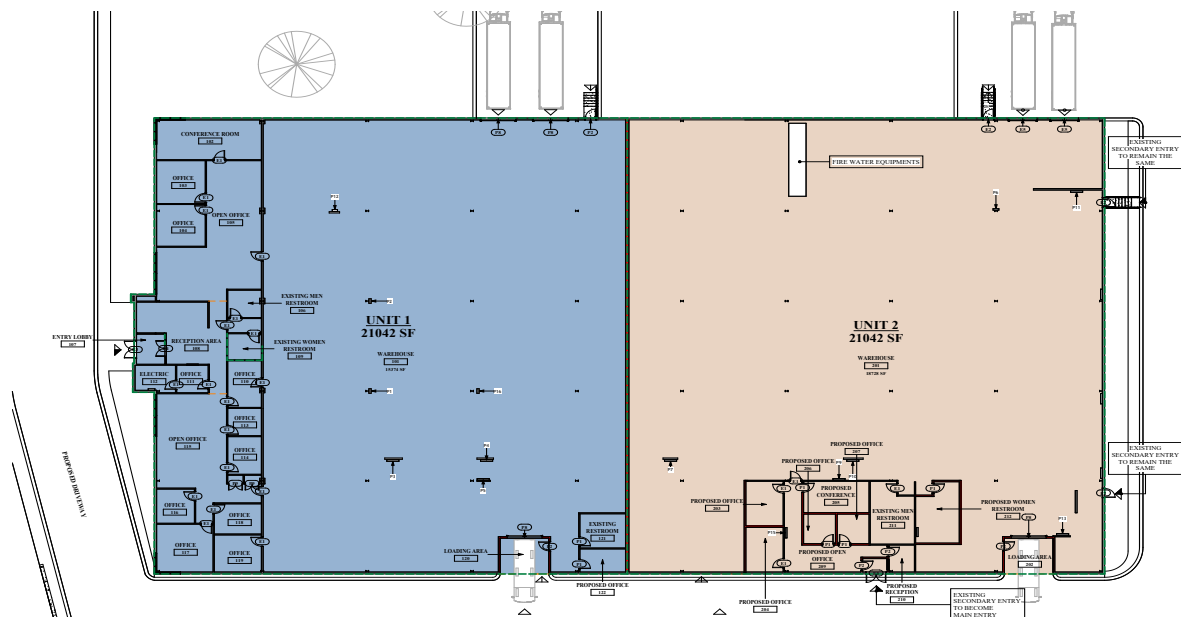
# Industrial Manufacturing

Two (2) ±21,042 SF  
Industrial Condominiums

100 Providence Pike  
North Smithfield, RI  
[www.cbre.com](http://www.cbre.com)



## Floor Plan



# Property Summary

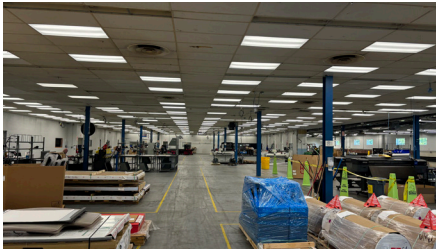
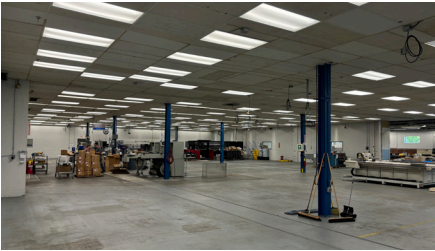
CBRE, Inc. is pleased to offer for sale two (2) ±21,042 SF industrial condominiums at 100 Providence Pike, North Smithfield, RI. The ±42,084 SF building was constructed in 1960, renovated in 2016 and will be sub-divided into two units in January of 2026.

## Property Highlights

- + Two (2) 21,042 SF units
- + Rubber membrane roof
- + 42,084 SF building
- + Ample on-site parking
- + OHD & Loading Dock in each unit
- + Back-up generator
- + LED lighting
- + Solar package on roof
- + Finished Office Space
- + Ample parking
- + Heavy power

## Building Specifications

Ceiling Height	16' to the deck, 14' clear
Loading	4 Loading docks & 2 OHD's
Fire Safety	Wet sprinkler system
Roof	Rubber Membrane 2014
Power	1,600 Amp, 120/208, 277/408 Volts, 3 Phase
Gas/Electric	RI Energy
Water/Sewer	Municipal
Zoning	M (Manufacturing)
Solar	Solar panel package on roof
Generator	50 KW Kohler back-up generator
Real Estate Taxes	±\$0.90/SF
Pricing	Each unit is \$1,999,000 or ±\$95/SF



## Contact Us

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