

LOGISTICS/WAREHOUSE OPPORTUNITY

20 Goddard Rd, Cranston, Rhode Island 02920

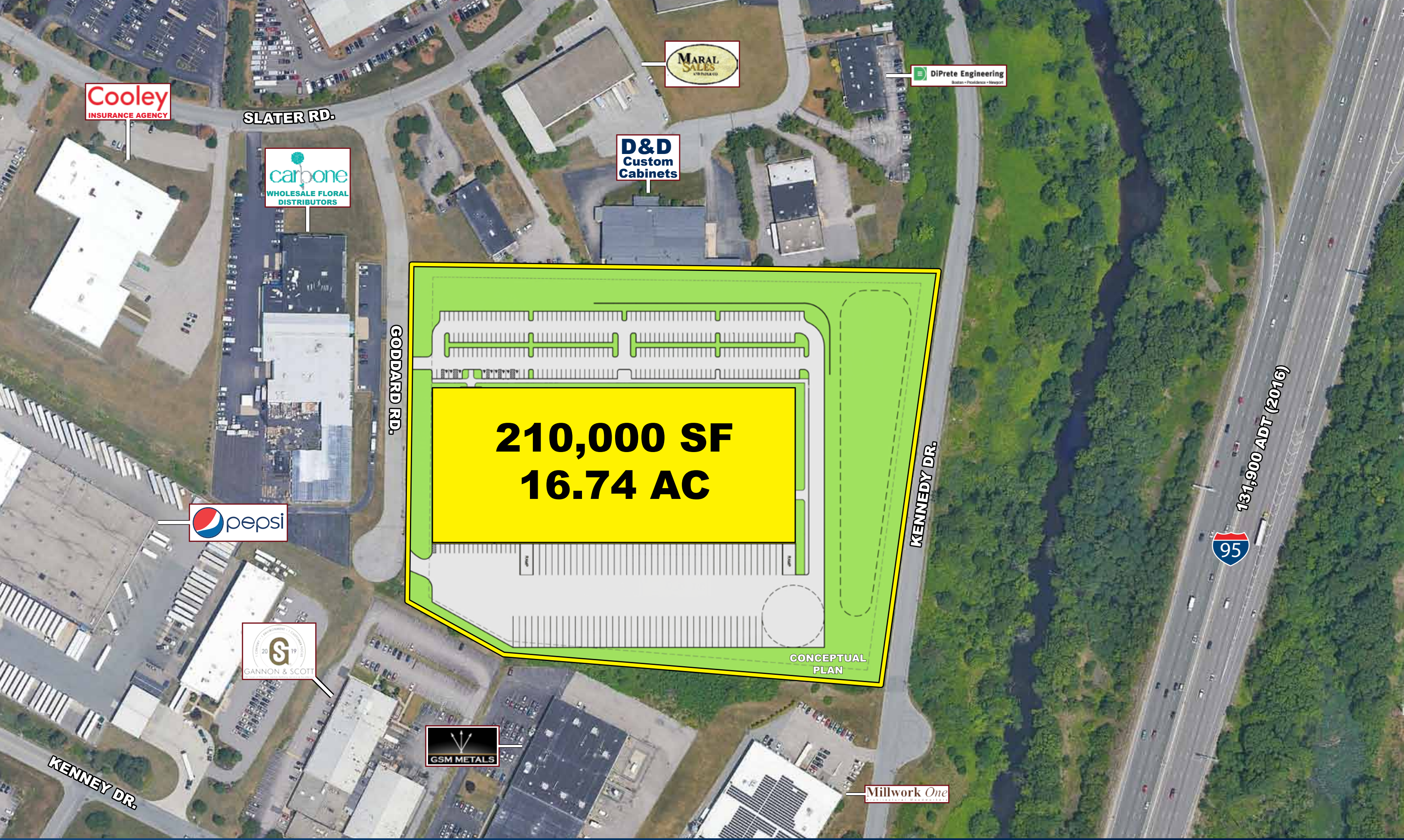


- Master Plan Approved
- For Sale or Build-to-Suit
- 16.74 Acres / Up to 210,000 SF
- 1 Mile to I-95 @ Exit 14
- Zoned Industrial M-1 District
- High Barriers to Entry Market
- Multiple Uses Allowed
- 10 Mile Population - 1.35 Million
- I-95 1 Mile / 3 Minutes
- I-295 3 Miles / 6 Minutes
- I-195 7 Miles / 12 Minutes
- I-495 28 Miles / 34 Minutes
- Highway Visibility

- | | |
|---------------------------------|------------------|
| ● <u>Available:</u> | Up To 210,000 SF |
| ● <u>Loading Configuration:</u> | Build-to-Suit |
| ● <u>Office Size:</u> | Build-to-Suit |
| ● <u>Building:</u> | 300' x 700' |
| ● <u>Fleet Parking:</u> | Build-to-Suit |
| ● <u>Trailer Parking:</u> | Build-to-Suit |
| ● <u>Drive-in Doors:</u> | One |
| ● <u>Lighting:</u> | LED Fixtures |
| ● <u>Clear Height:</u> | Build-to-Suit |
| ● <u>Fire Protection:</u> | ESFR |
| ● <u>Zoning:</u> | Industrial M-1 |

Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017





Cooley
INSURANCE AGENCY

SLATER RD.

carbone
WHOLESALE FLORAL
DISTRIBUTORS

MARAL
SALES
AND FINANCE

DiPrete Engineering
Boston • Providence • Newport

D&D
Custom
Cabinets

GODDARD RD.

210,000 SF
16.74 AC

pepsi

KENNEDY DR.

GANNON & SCOTT
2019

CONCEPTUAL
PLAN

95

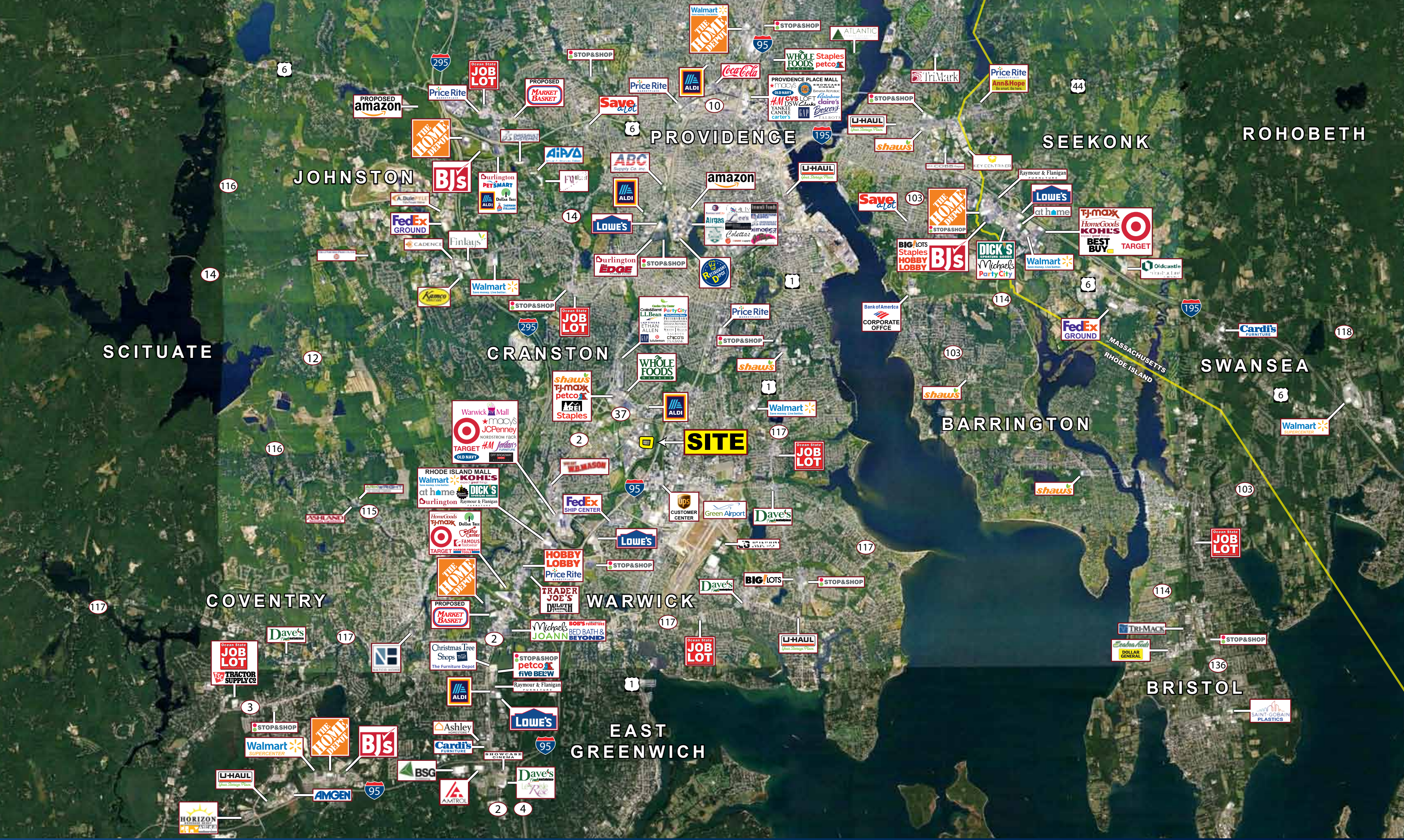
131,900 ADT (2016)

GSM METALS

Millwork One

KENNEY DR.







WHOLE FOODS MARKET

WINES & MORE

Cardi's FURNITURE
Pawtucket Credit Union
SUBWAY
TOWN FAIR TIRE

ALDI

CVS pharmacy

GOLFERS WAREHOUSE

37

24,000 ADT (2016)

95

EXIT 14

SWAROVSKI OPTIK

EXIT 3

EXIT 4

McLaughlin Moran, Inc.

PONTIAC AVE.

TASCA AUTO GROUP

SLATER RD.

MARAL SALES AND SUPPLY CO.

Cooley INSURANCE AGENCY

FW WEBB COMPANY

GODDARD RD.

carbone WHOLESALE FLORAL DISTRIBUTORS

KENNEDY DR.

131,900 ADT (2016)

pepsi

GANNON & SCOTT

Millwork One

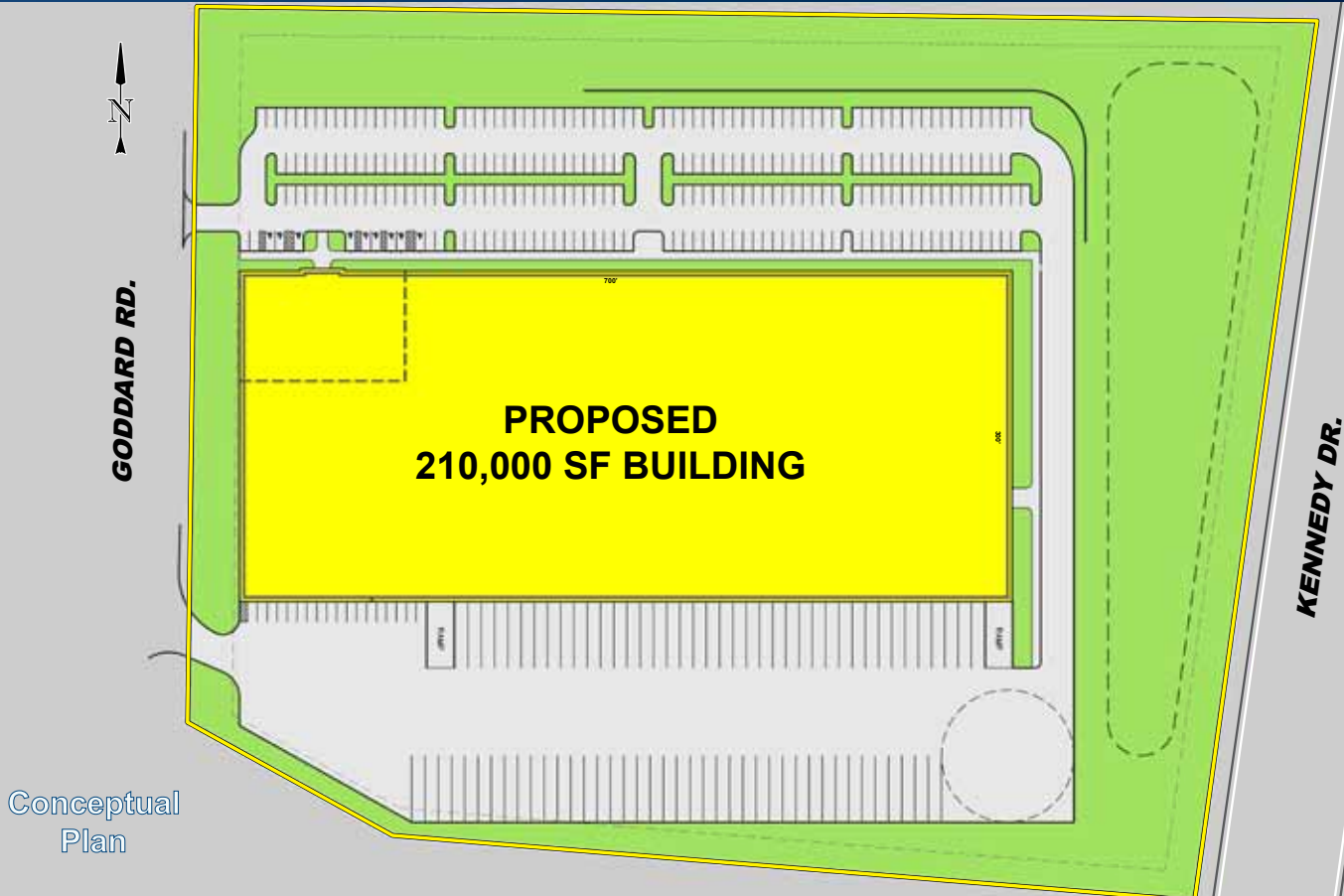
Yushin America

GSM METALS

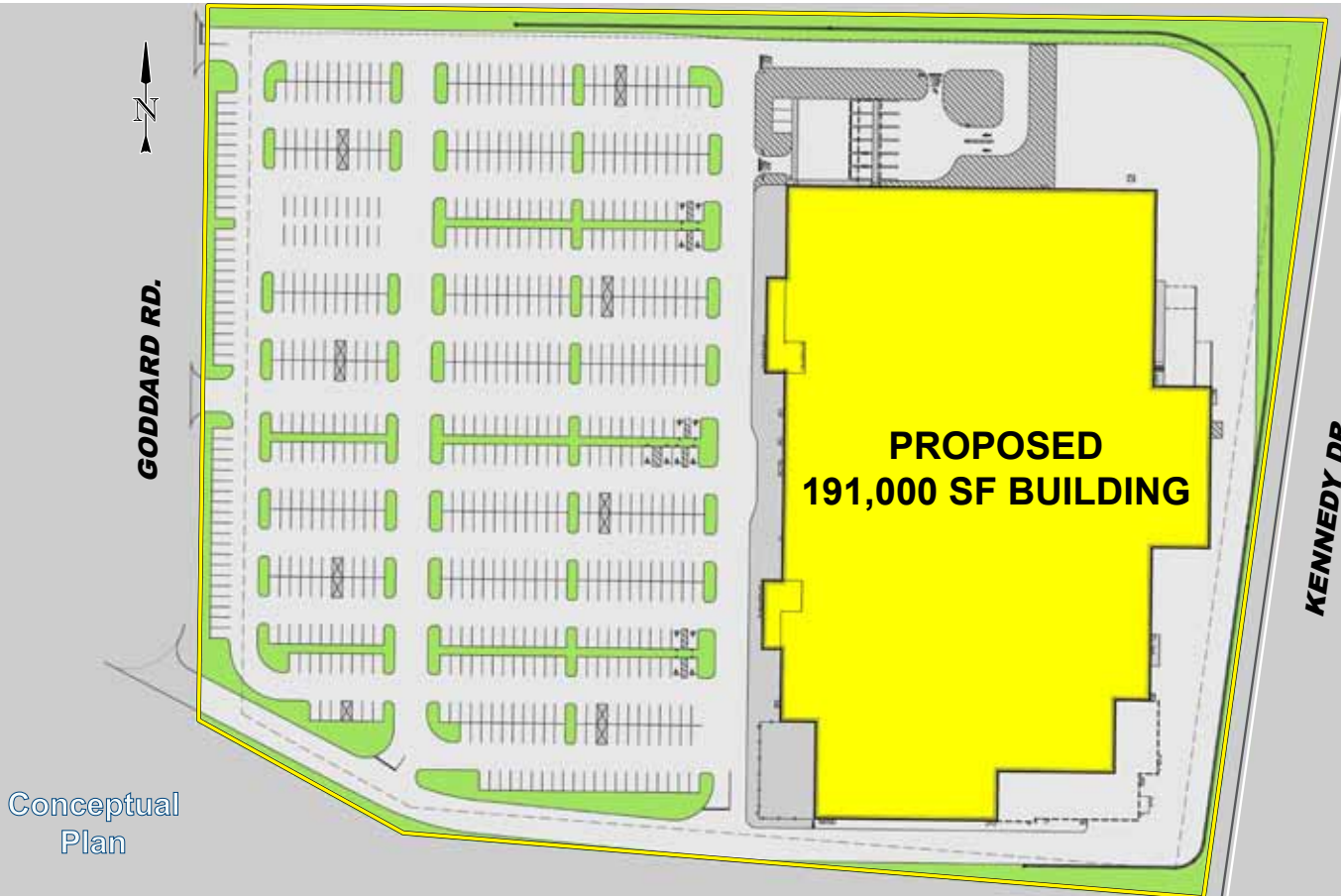
95

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Conceptual Plan



Conceptual Plan

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EASTERN
RETAIL PROPERTIES



CHURCHILL & BANKS



Mike Hotarek
mhotarek@easternretail.com
Direct: 781-849-9017

Phone 781.849.9010 • Fax 781.849.9050 • www.easternretail.com • 25 Braintree Hill Office Park, Suite 305 • Braintree, MA 02184

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