

INDUSTRIAL SPACE FOR SUB-LEASE



10 NEW ROAD

East Providence, RI 02916

JULIE FRESHMAN, SIOR
Vice President
401.751.3200 x3309
julie@mgcommercial.com

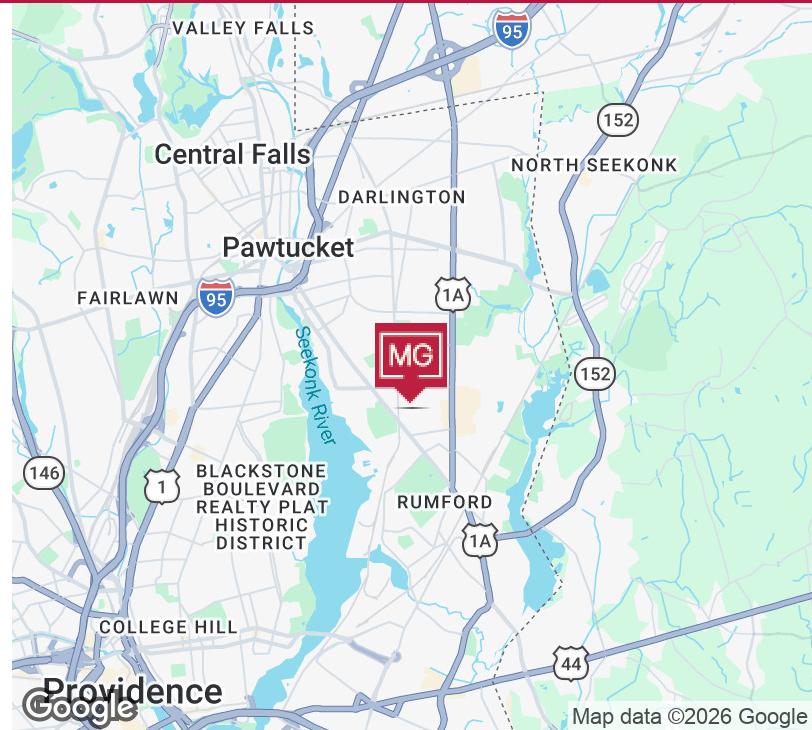
GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

ANTHONY CANER
Caner Associates
401.258.3348
awcaner@gmail.com

MG COMMERCIAL
365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY

INDUSTRIAL SPACE FOR SUB-LEASE



PROPERTY DESCRIPTION

10 New Road consists of a 339,222 SF multi-tenant industrial facility situated on over 32 acres with 50,000 SF of warehouse or manufacturing space available for sub-lease. The subject space is highly functional space, comprised of high ceilings, efficient loading with multiple dock positions (levelers, bumpers, automatic doors - 10'h x 8'w), heavy power, bathrooms and a breakroom.

LOCATION DESCRIPTION

10 New Road is located off of Pawtucket Avenue just south of the Pawtucket/East Providence line in the Rumford area of East Providence, RI. The property is located 2.2 miles from I-95 and 3.9 miles from I-195, offering convenient access to Boston, Worcester, Providence, and points east (Fall River/New Bedford). All amenities are available nearby on Newport Avenue.

OFFERING SUMMARY

Lease Rate:	\$6.50 per year (NNN)
Available SF:	50,000 SF
Lot Size:	32.67 Acres
Building Size:	339,222 SF

PROPERTY HIGHLIGHTS

- 50,000 SF High Bay WHS/MFG Space
- 6 Trailer Height Loading Docks
- 40' x 30' Interior Column Spacing
- 21' 3" Clear Ceiling Heights
- LED Motion Sensor Lighting
- 480 V, 75 KVA, 3-PHASE Power
- Wet Sprinkler System
- Positioned w/Access to I-95 & I-195
- Primary Lease Through 3/30/2029

JULIE FRESHMAN, SIOR
Vice President
401.751.3200 x3309
julie@mgcommercial.com

GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

ANTHONY CANER
Caner Associates
401.258.3348
awcaner@gmail.com

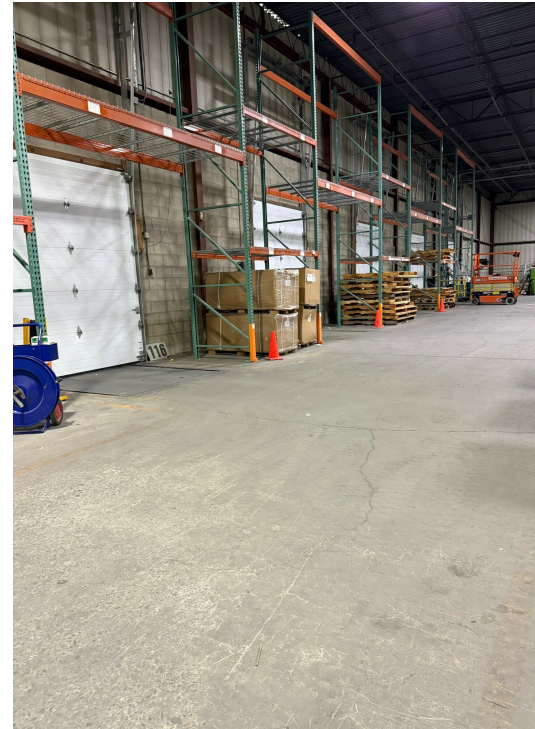
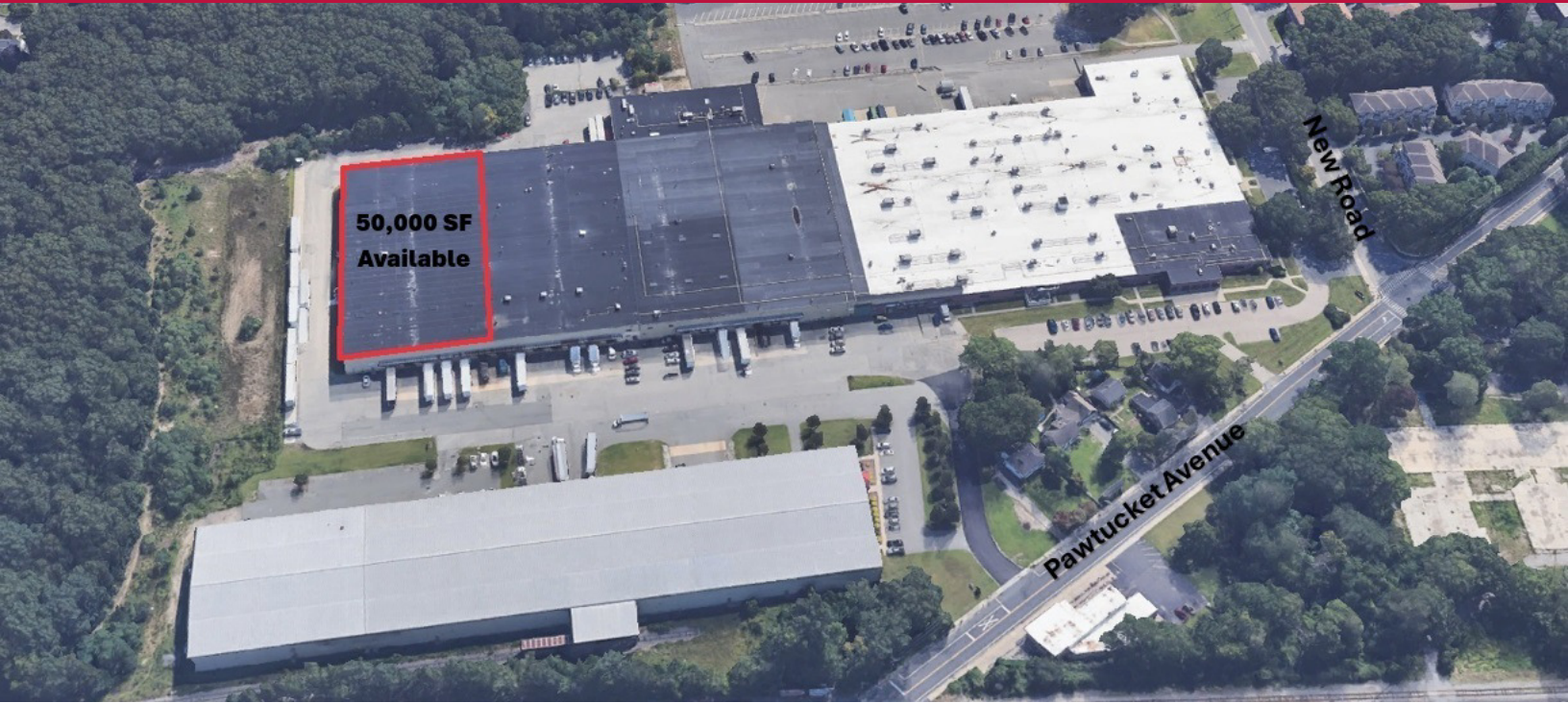
365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



10 NEW ROAD | East Providence, RI 02916

ADDITIONAL PHOTOS

INDUSTRIAL SPACE FOR SUB-LEASE



JULIE FRESHMAN, SIOR
Vice President
401.751.3200 x3309
julie@mgcommercial.com

GEORGE PASKALIS, SIOR
Partner
401.751.3200 x3303
george@mgcommercial.com

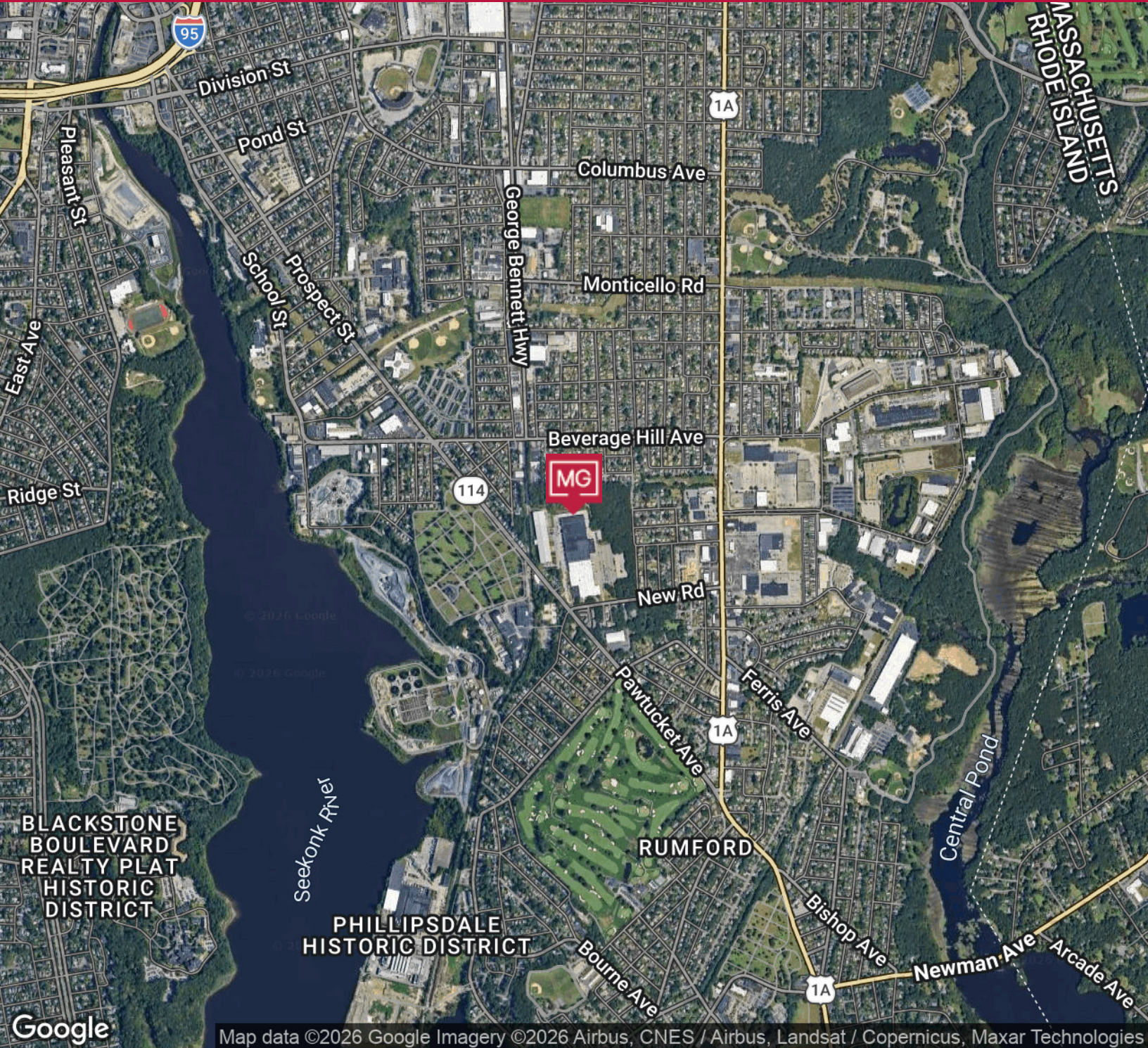
ANTHONY CANER
Caner Associates
401.258.3348
awcaner@gmail.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



LOCATION MAP

INDUSTRIAL SPACE FOR SUB-LEASE



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

JULIE FRESHMAN, SIOR

Vice President
401.751.3200 x3309
julie@mgcommercial.com

GEORGE PASKALIS, SIOR

Partner
401.751.3200 x3303
george@mgcommercial.com

ANTHONY CANER

Caner Associates
401.258.3348
awcaner@gmail.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com

