

LAND/DEVELOPMENT SITE FOR SALE



Commercial

PRICE REDUCED



435 NOOSENECK HILL ROAD

Exeter, RI 02822

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

This 18.3-acre light industrial zoned parcel at 435 Nooseneck Hill Road in Exeter, RI, offers a prime opportunity for industrial and commercial ventures. The property includes a 10,040 SF multipurpose building constructed in 2004, providing significant existing infrastructure with the balance of the property poised for redevelopment.

PROPERTY HIGHLIGHTS

- 18.3 Acres zoned Light Industrial
- 10,040 SF existing multi-purpose building onsite
- Site can support various commercial and industrial applications.
- Excellent connectivity to Rt 95
- 12 miles or 15 minute drive time to Connecticut State line
- 25 miles or 30 minute drive time to Providence

LOCATION DESCRIPTION

435 Nooseneck Hill Road (Map 33, Block 1, Lots 18 &19), provides excellent connectivity to major routes, including Routes 3, 102, and I-95, facilitating easy access for transportation and logistics. The property is abutted by Noosenenck Hill Road and Route 95.

OFFERING SUMMARY

Sale Price:	\$4,975,000
Sale Price Reduced From:	\$6,500,000
Lot Size:	18.3 Acres
Zoning:	LI

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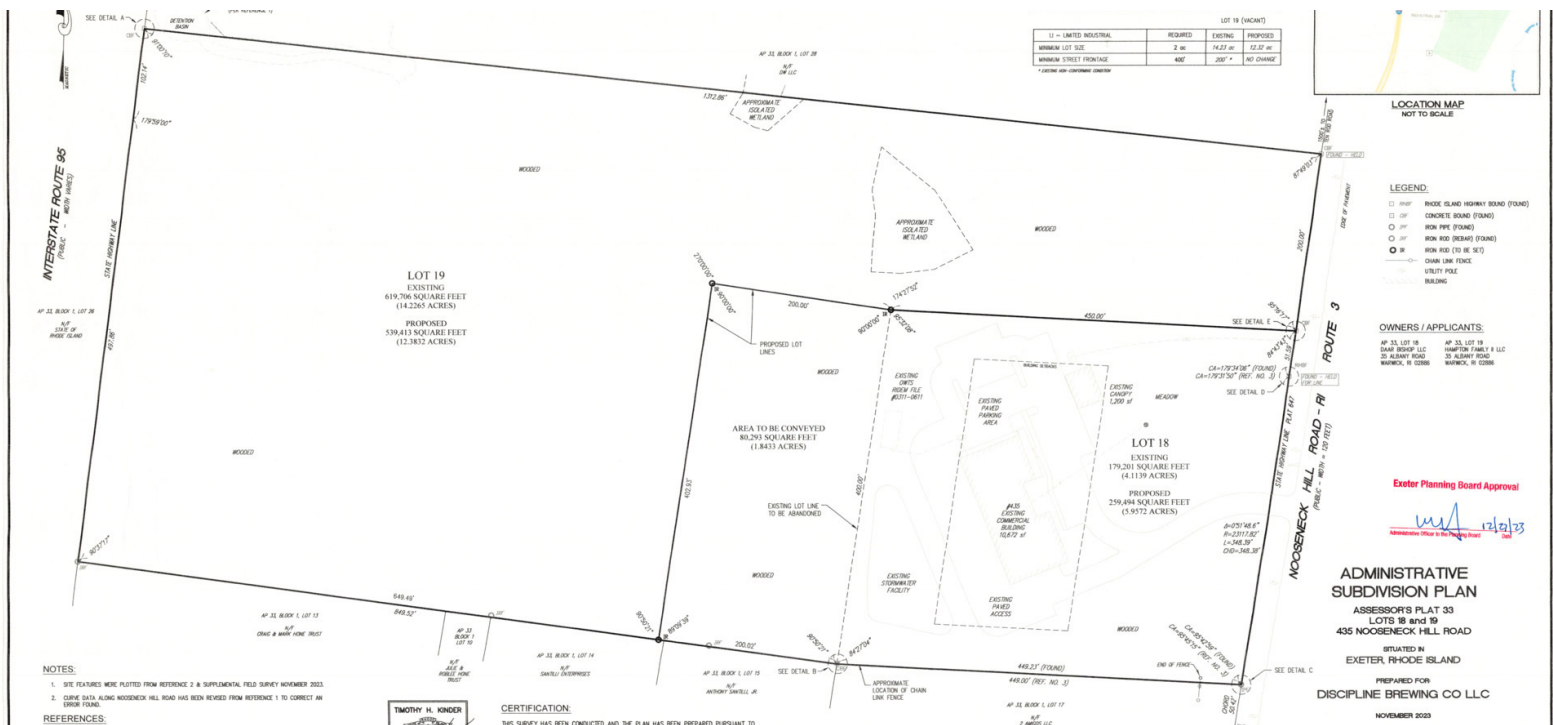
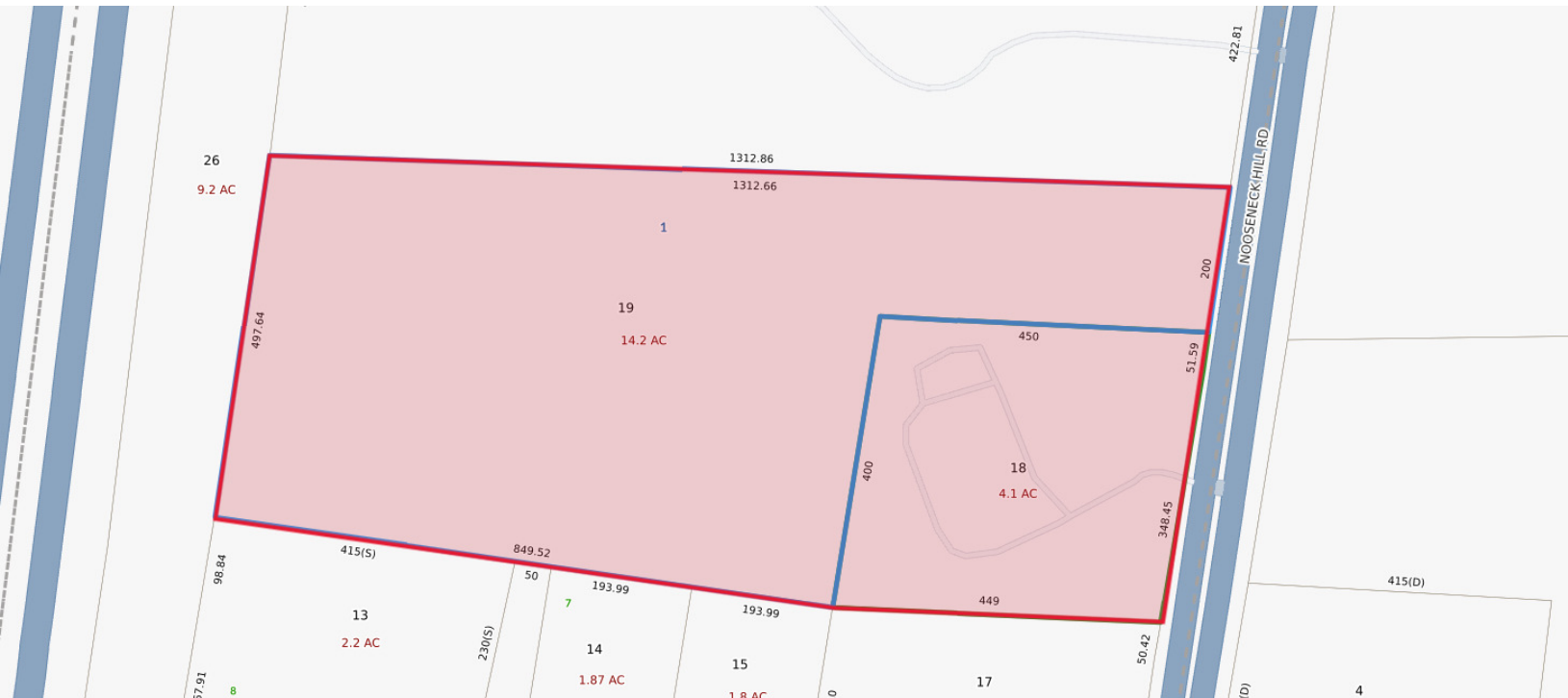
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SITE PLANS



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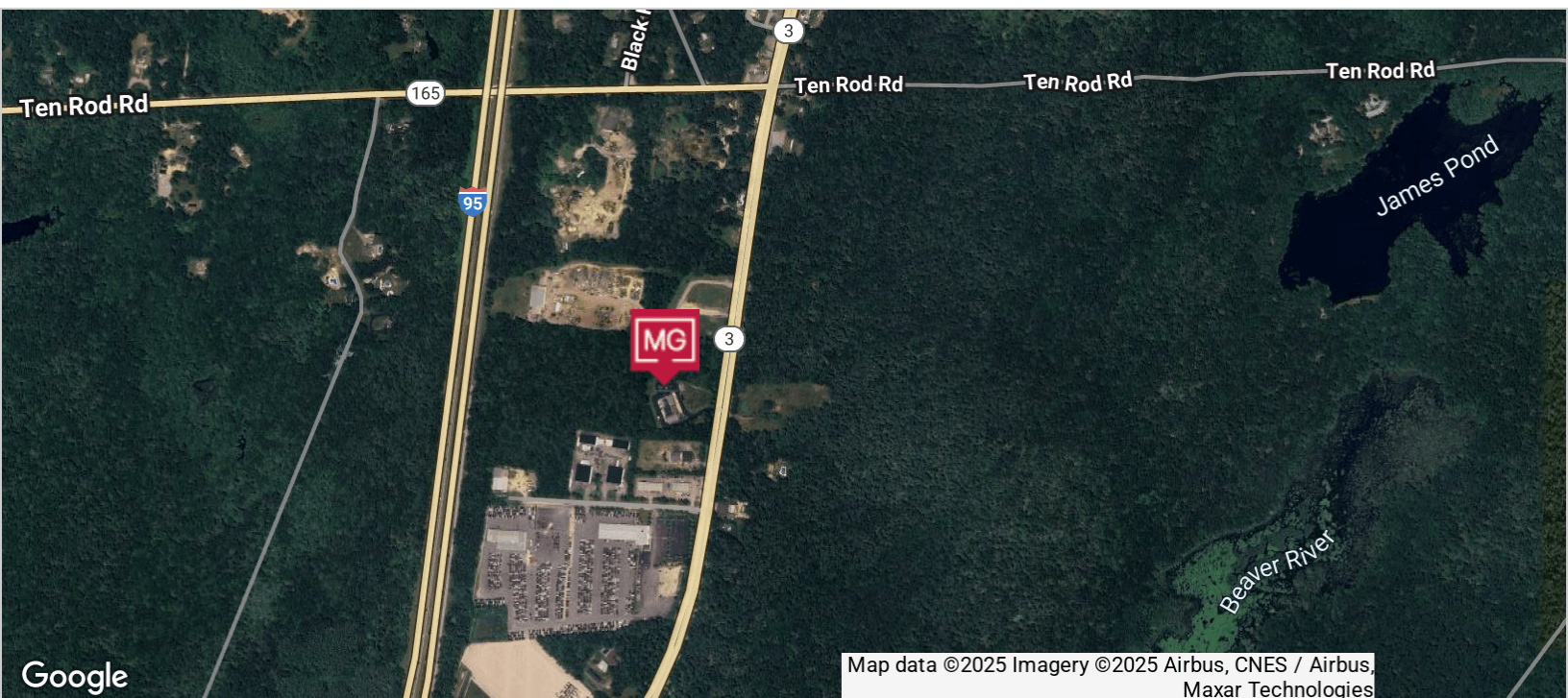
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AREA MAPS



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