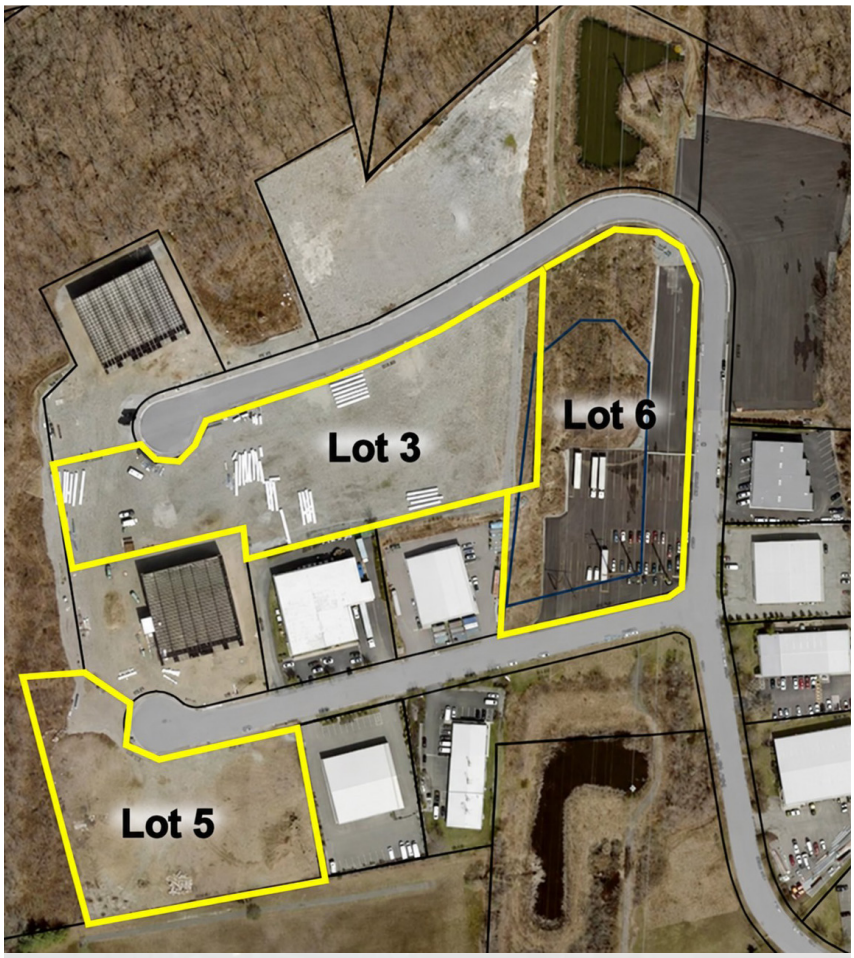
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SHOVEL-READY INDUSTRIAL LOTS AVAILABLE FOR SALE

WESTERN INDUSTRIAL COMPLEX
CRANSTON - RHODE ISLAND



56 Exchange Terrace, Suite 310 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com

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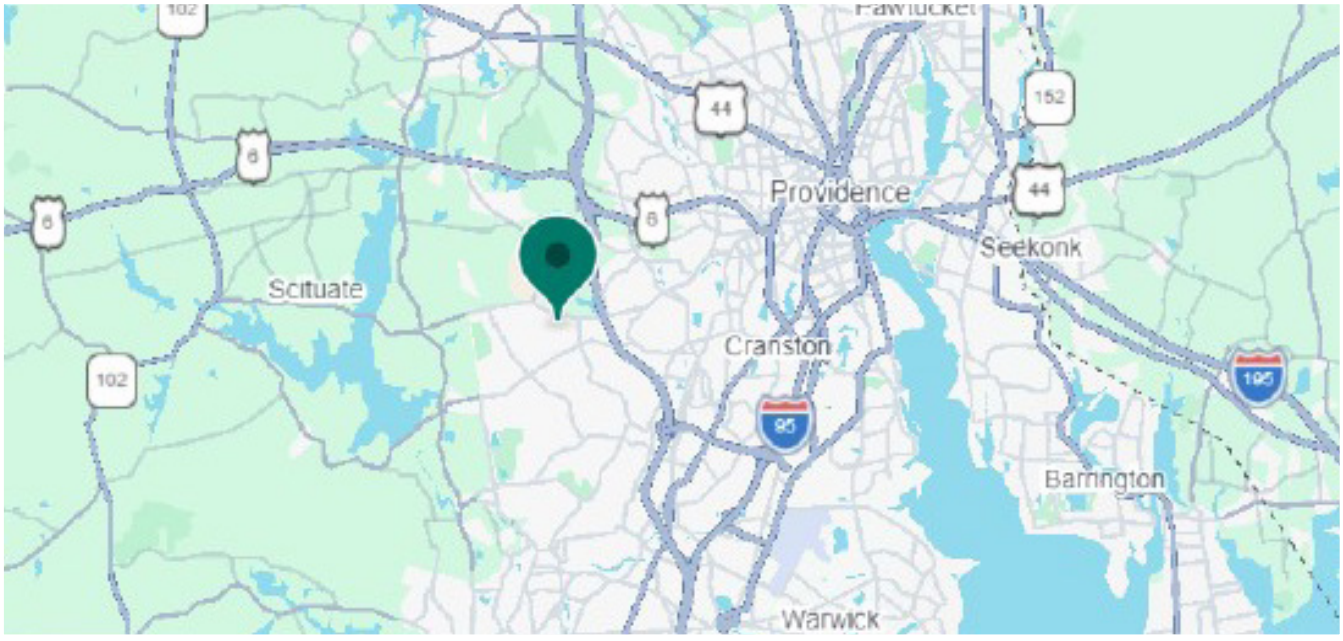
WESTERN INDUSTRIAL COMPLEX
CRANSTON - RHODE ISLAND

Strategically located within the Western Industrial Complex in Cranston, Rhode Island, these shovel-ready development sites offer immediate access to Interstate 295 with seamless connectivity to I-95, Route 37, TF Green International Airport, and the Port of Providence. Flexible development potential for industrial, warehouse, contractor, distribution, and outdoor storage users.

Ideal uses include:

- Warehouse & Distribution Facilities
- Contractor Yards & Flex Industrial
- Manufacturing Operations

LOCATION MAP



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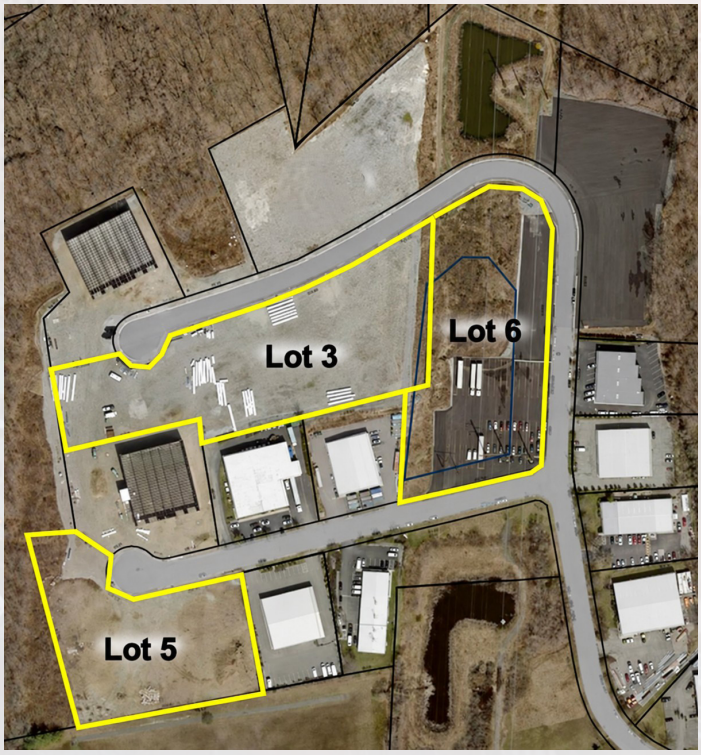
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WESTERN INDUSTRIAL COMPLEX
CRANSTON - RHODE ISLAND

AVAILABLE LOTS

Lot	Street Name	Plat/Lot	Acres	Proposed Bldg SF	Asking Price
3	Western Industrial	36/1704	3.64	Up to 74,500 SF	$2,000,000
5	Daniels Way	36/1706	2.36	Up to 30,000 SF	$1,200,000
6	Western Industrial	36/1707	3.06	Parking/ISO Yard	$750,000



- M-1 Industrial Zoning
- Shovel-Ready Development Sites
- Water, Sewer & Natural Gas Available
- Transformers In place: 800-1200A 277/480V 3-Phase
- Immediate Access to Interstate 295
- Minutes to I-95, Route 37 & TF Green Airport
- Industrial / Warehouse Development Potential

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