

55 Industrial Circle
Lincoln, Rhode Island

sweeney
REAL ESTATE & APPRAISAL

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55 Industrial Circle, Lincoln, Rhode Island

AVAILABLE SPACE

The industrial building is 55,814 SF on 4.25 acres of land. The site also has a 25,000 SF Pad.

CEILING HEIGHTS

This ceiling heights are 20+ FT

LOADING

There are two (2) 20 FT Drive in Doors, six (6) 10 FT Drive in Doors and Two (2) Loading Docks

POWER

The site has heavy, 3-phase power.

LOCATION

Just off Smithfield Avenue, quick to I-95, RT-146, RT-1 & Massachusetts Stateline.

HVAC

Oil heating & no cooling

PARKING

The property has a large fenced in yard with ample parking & IOS.

ZONING

The property is zoned MG-05 for Industrial Use

TAXES

The estimated taxes for 2026 are $8,977

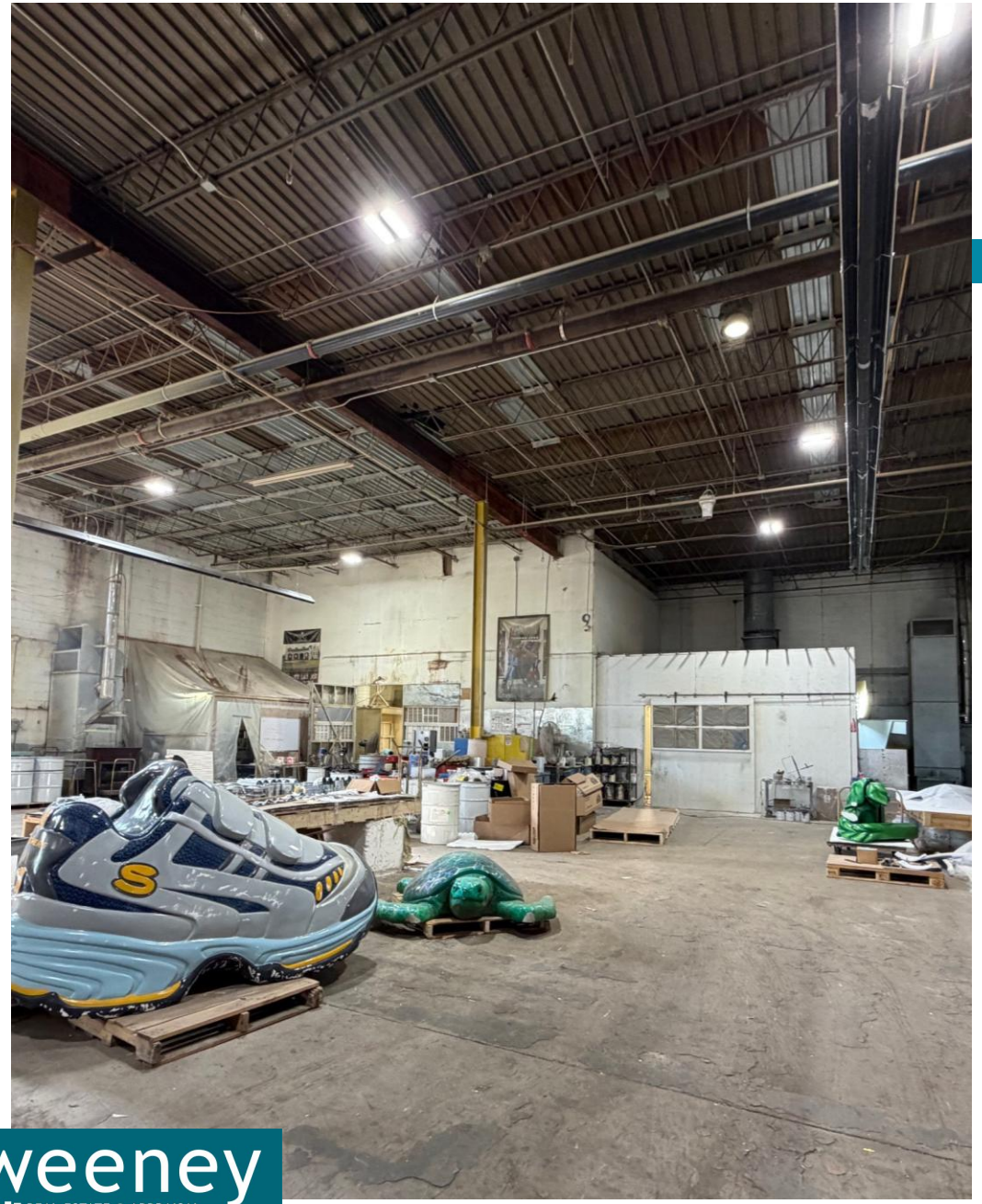
ADDITIONAL INFORMATION

Existing & functional electric hoists & cranes

FOR SALE OF LEASE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.



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ASKING PRICE

The asking price for this property is $4,500,000

TAXES

Estimated 2026 taxes are $8,977/year

ZONING

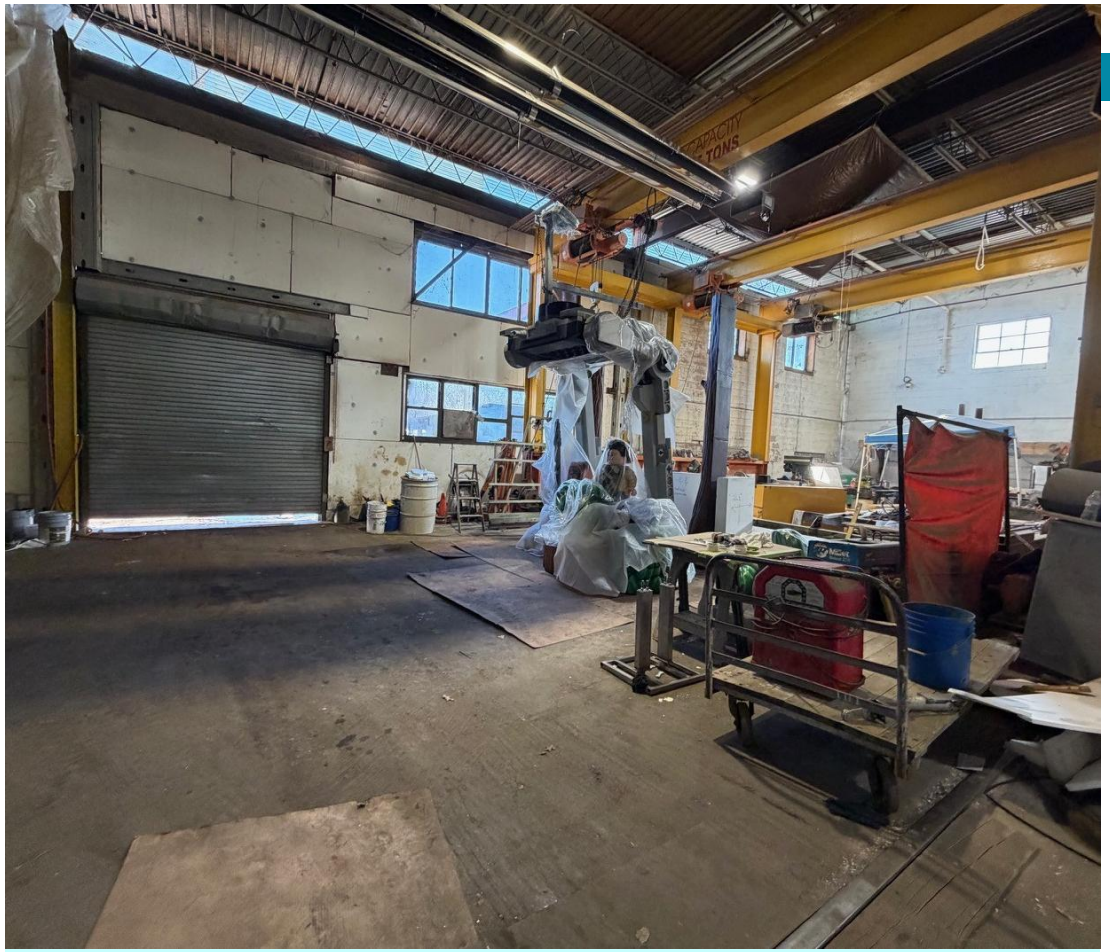
This property is zoned Industrial (MG-05)

INVESTMENT

This property is owner occupied & will be delivered vacant.

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RENTAL RATE

The cost per square foot per year is $8

ADDITIONAL COSTS

There will be a pro rated share of taxes, maintenance and insurance (NNN)

LEASE TERM

The lease term for this site is flexible

MANAGEMENT

The property is self-managed by the ownership.

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CONTACT

Jay Kern

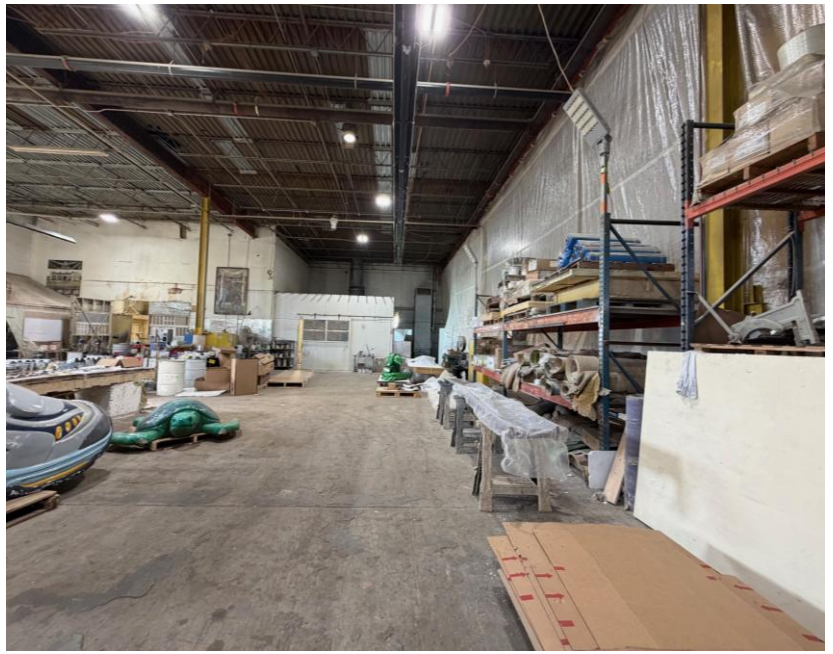
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