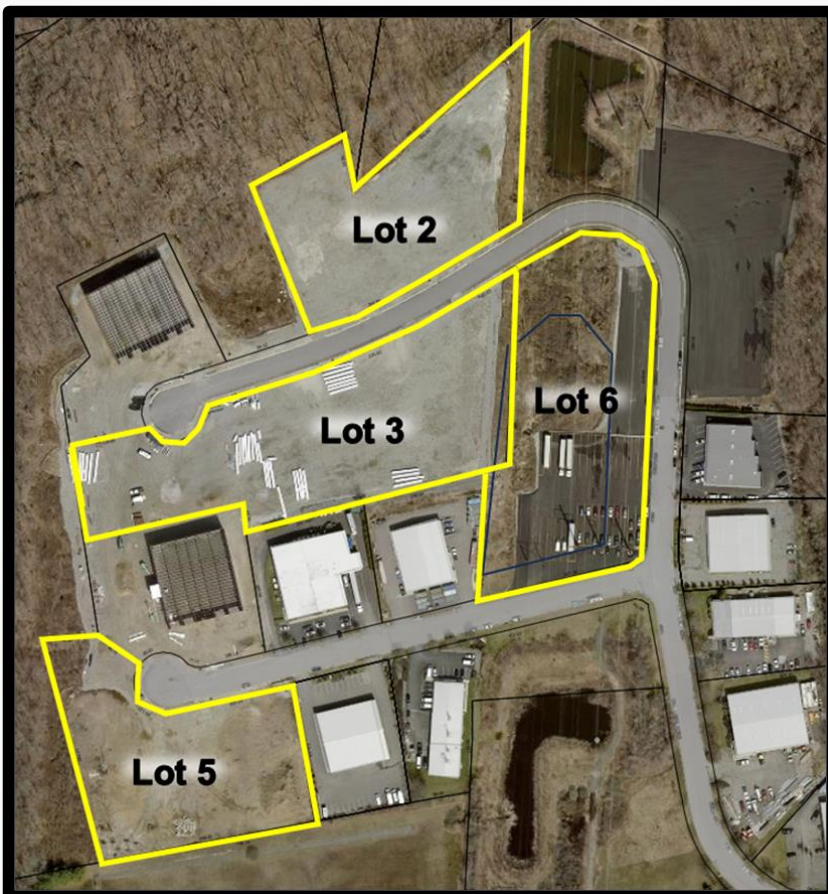


SHOVEL-READY INDUSTRIAL LOTS AVAILABLE FOR SALE

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.

AVAILABLE LOTS

LOT	ADDRESS	PLAT/LOT	ACRES	PROPOSED BLDG SIZE	ASKING PRICE
Lot 2	Western Industrial Dr.	Plat 36, Lot 1703	2.51± Ac.	Up to 40,000 SF	\$1,250,000
Lot 3	Western Industrial Dr.	Plat 36, Lot 1704	3.64± Ac.	Up to 74,500 SF	\$2,000,000
Lot 5	Daniels Way	Plat 36, Lot 1706	2.36± Ac.	Up to 30,000 SF	\$1,200,000
Lot 6	Western Industrial Dr.	Plat 36, Lot 1707	3.06± Ac.	Parking / ISO Yard	\$750,000



LOCATION & DEVELOPMENT

Located within the Western Industrial Complex in Cranston, RI, these sites provide excellent regional access throughout Rhode Island and southeastern Massachusetts.

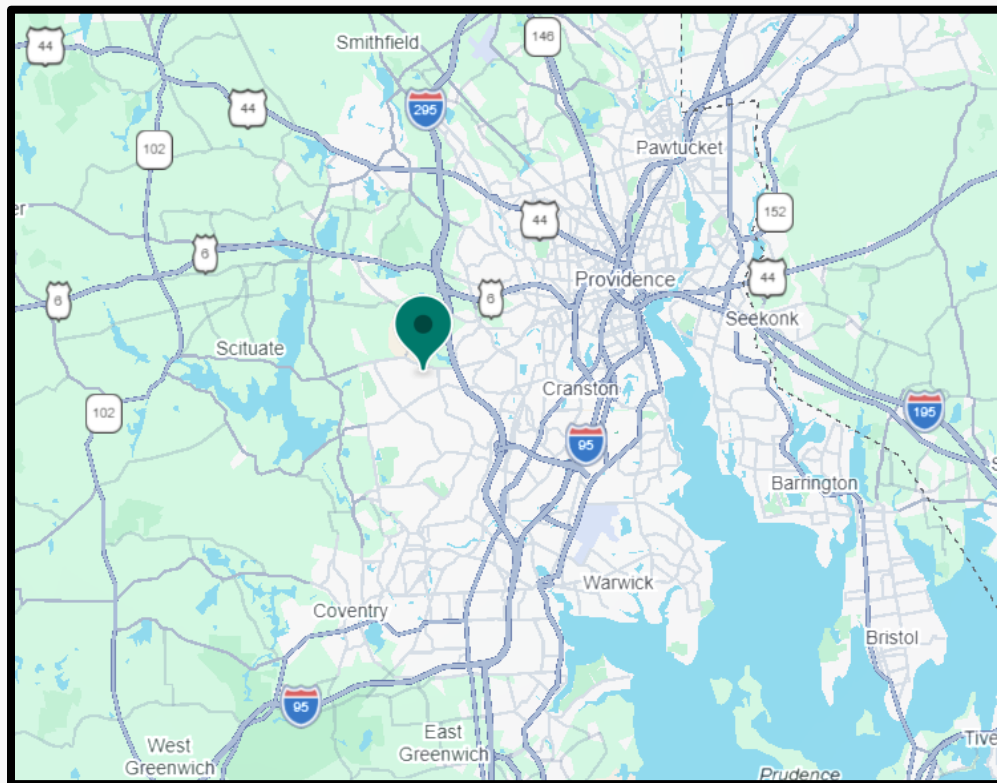
Ideal uses include:

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

PROPERTY HIGHLIGHTS

- 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

LOCATION MAP



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