



89 Dunnell Lane
Pawtucket, RI

sweeney
REAL ESTATE & APPRAISAL

KEVIN CASEY

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89 Dunnell Lane, Pawtucket, Rhode Island

AVAILABLE SPACE

Total of 51,880± SF of industrial mill space over two floors

CEILING HEIGHTS

12 FT

LOADING

There are three (3) loading docks on the property and no drive in doors.

POWER

Heavy (3-Phase; 480v)

LOCATION

Less than (1) Mile from Interstate 95 & RT-1

HVAC

Heating: Oil, Forced Air

Cooling: None

PARKING

20+ Surface Spaces

ZONING

Industrial Open MO. This zone is intended for light industrial uses that accommodate a variety of manufacturing, assembly, storage of durable goods and related activities.

TAXES

The estimated taxes for this site in 2026 are \$12,847/year.

ADDITIONAL COMMENTS

This site has a three-stop freight elevator & the entire property is fully sprinklered.



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RENTAL RATE

The cost per square foot per year ranges from \$4 for larger spaces to \$7.00 for smaller spaces.

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

This property is professional managed by _____

CONTACT

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