



For sale **\$1,680,000**

130 Industrial Dr, North Smithfield, Rhode Island 02896

14,125 SF Available 1/1/2027



MG Commercial

130 Industrial Dr

This 14,125 SF industrial building on a 3.489-acre lot features 4,250 SF of air-conditioned office space and 9,875 SF of heated warehouse space. The facility offers clear ceiling heights up to 19'8" and is serviced by municipal water and sewer. Loading is exceptionally flexible, with two grade-level drive-in doors and a loading platform with a ramp, dock, and leveler. A significant advantage is the rooftop solar installation, which delivers an estimated \$10,000 in annual electrical savings.



Property Details

Building Size	14,125 SF
Office Size	4,250 SF
Land Size	3.489 AC
Clear Height	10'7" - 19'8"
Docks	1 platform w/ dock, leveler, & ramp
Drive Ins	2 (12'x12' & 14'x12')

Power	3 Phase / 600A & 400A / 277/480V
Year Built	2011
Sprinklers	Wet
Parking	50 Surface
Zoning	Industrial

Location

Strategically located in North Smithfield's industrial hub, this property offers superb access to the region's primary logistics corridors. Proximity to Route 146 and I-295 allows for efficient distribution to the key markets of Providence, Worcester, and Boston, making it an ideal base for last-mile and regional supply chain operations.



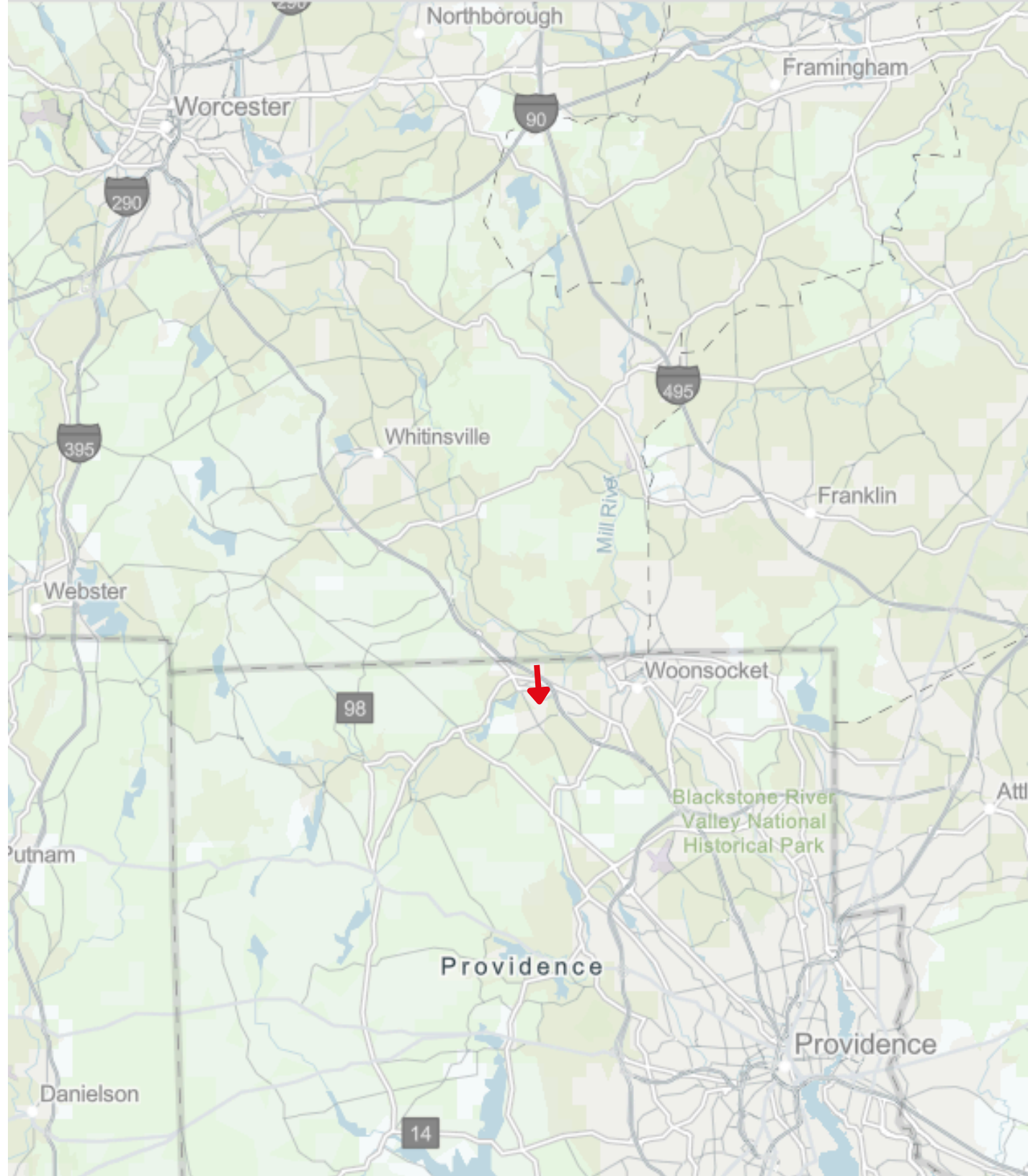
0.5 miles from Route 146
(1-minute drive)



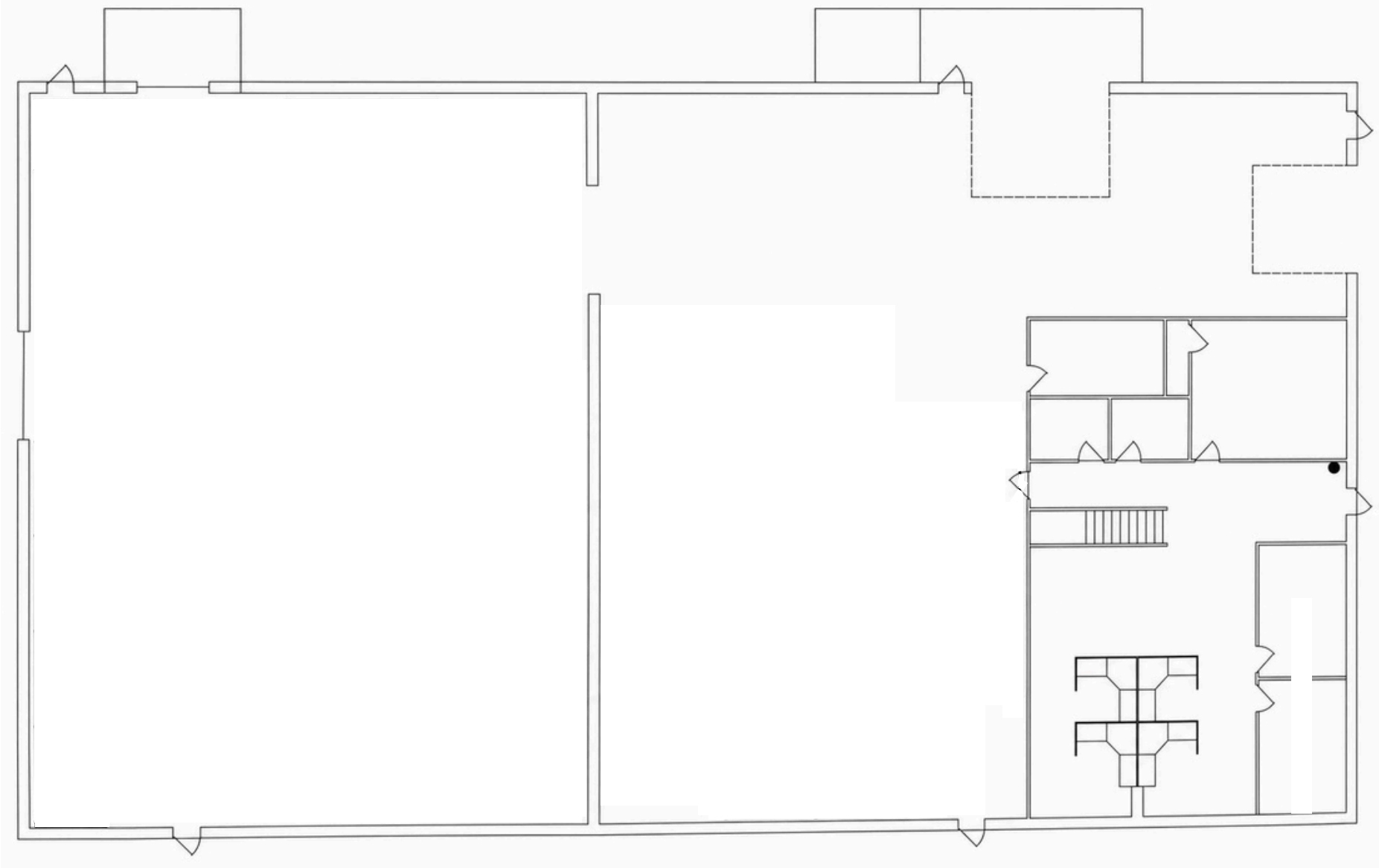
17 miles to Providence, RI
(25-minute drive)



23 miles to Worcester, MA
(30-minute drive)

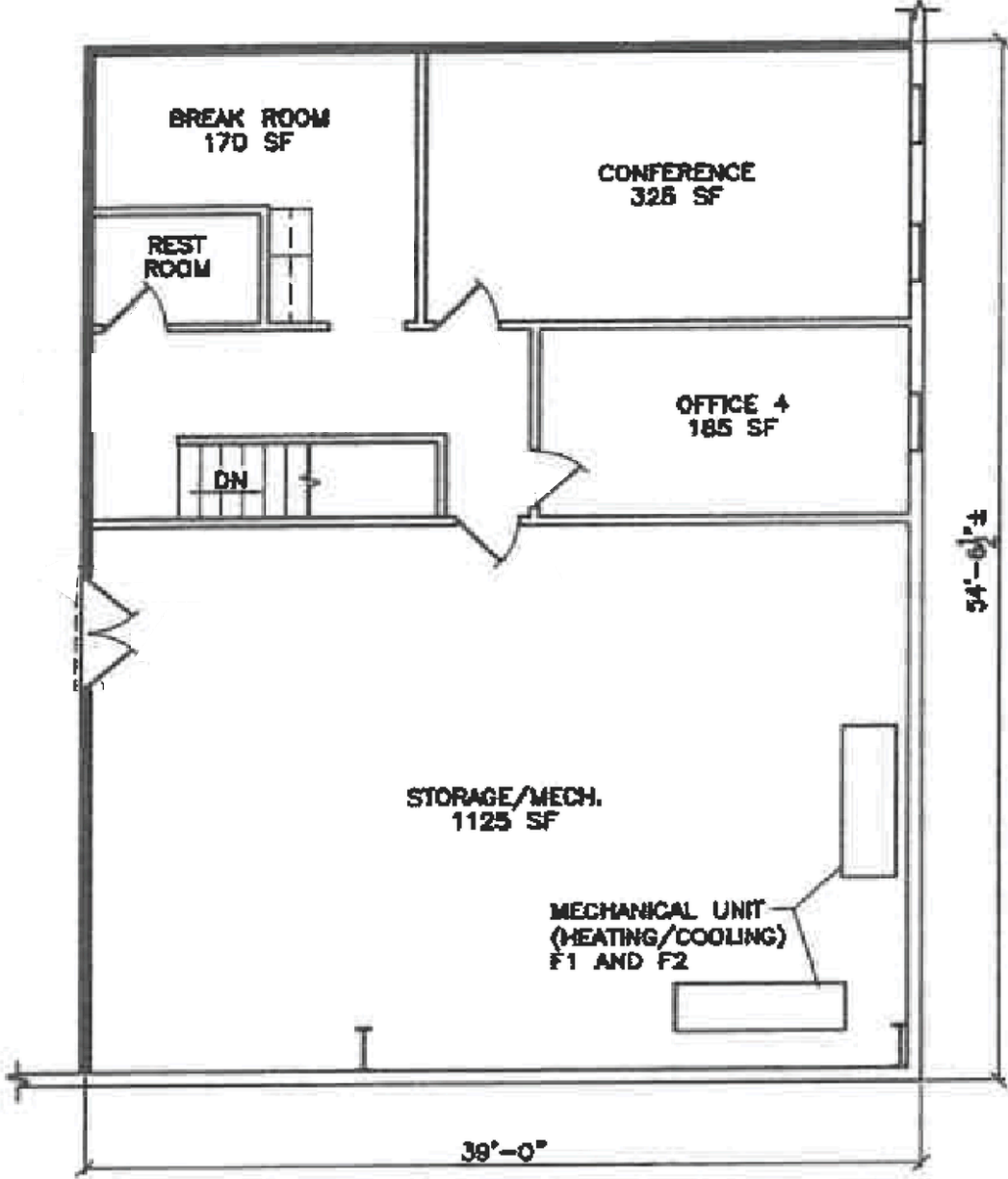


1st Floor | 12,000 SF

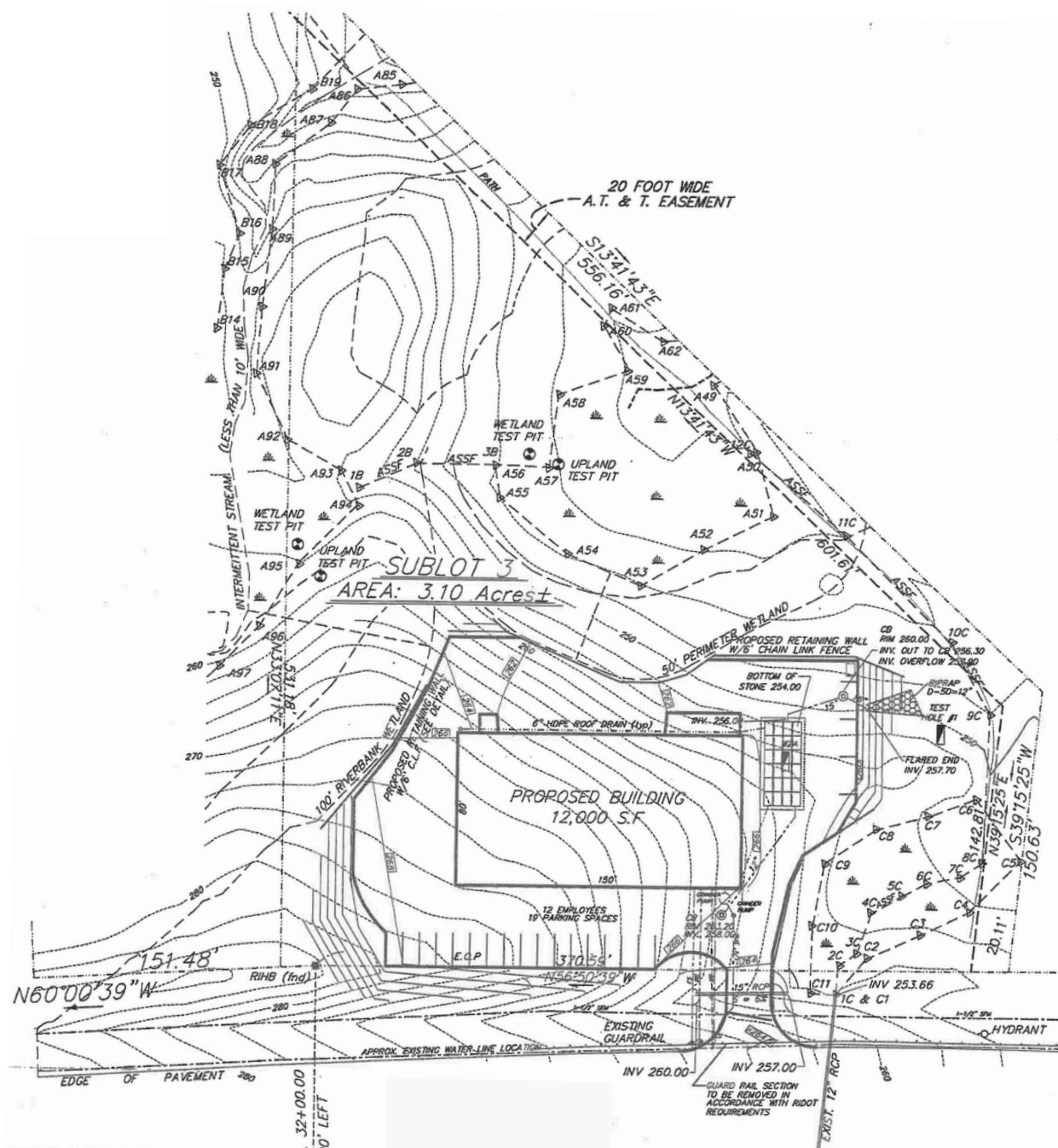


Commercial

Mezzanine | 2,125 SF



Site Plan



Exterior Photos



Warehouse Photos



Common Areas Photos



Office Photos







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