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1320 EDDIE DOWLING HWY  
LINCOLN, RHODE ISLAND



3.03 ACRES -  
20,027 SF

Corporate

Headquarters &  
Flex Commercial  
Opportunity

1320 Eddie Dowling Highway represents a rare opportunity to acquire a highly visible and exceptionally versatile commercial asset in one of Rhode Island's most strategic business corridors.

Encompassing approximately 20,027 square feet across three interconnected levels, the property combines executive office space, showroom and retail areas, warehouse and service facilities, production space, and secure outdoor storage within a single campus-like environment.



Strategically positioned along Route 146 with immediate access to Routes 295 and 99, the property offers exceptional regional connectivity, placing Providence within 10 minutes and T.F. Green International Airport within 20 minutes.

- Three Interconnected Levels
- Executive Offices, Conference Rooms & Administrative Space
- Showroom, Retail & Customer-Facing Areas
- Warehouse, Service & Production Facilities
- Five 10' x 10' Overhead Doors
- One 14' x 16' Drive-In Door
- Secure Gated Outdoor Storage Yard
- 160-Foot Communications Tower
- 100-kW Backup Generator
- Extensive Cat-5 Network Infrastructure
- Professional Studio & Broadcast Facilities
- Ample On-Site Parking



## PROPERTY HIGHLIGHTS

- Infrastructure-Rich Commercial Asset
- Strategic Northern Rhode Island Location
- Exceptional Highway Visibility & Accessibility
- Flexible Floor Plan Supporting Multiple Business Uses
- Significant Existing Improvements Difficult to Replicate Today
- Potential Communications Tower Revenue Opportunity
- Rare Combination of Office, Showroom, Service, Warehouse & Outdoor Storage
- Ideal Owner-User or Investment Opportunity



# Combining visibility, accessibility, functionality, and future upside, 1320 Eddie Dowling Highway presents a unique opportunity to acquire a distinctive commercial property in the heart of Northern Rhode Island

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