



200 CIRCUIT DRIVE

NORTH KINGSTOWN, RHODE ISLAND

FOR SALE

200 CIRCUIT DRIVE

North Kingstown, RI



LOCATION

200 Circuit Drive, North Kingstown, RI is a well-positioned industrial property located within Quonset Industrial Park, one of Rhode Island's premier business and manufacturing hubs. The property offers excellent access to Route 4, I-95, and Route 403, providing seamless connectivity to Providence and regional markets throughout Southern New England. Surrounded by established industrial and logistics users, this location is ideal for warehouse, distribution, manufacturing, or flex industrial operations seeking a highly accessible and strategic business setting.

PROPERTY FEATURES

- ± 29,000 SF Industrial building
- ± 2.47 Acres of land area
- Year Built: 1998
- 62 Parking spaces
- ± 17,000 SF factory/ warehouse (can be subdivided & expanded)
 - 21' factory ceiling height
 - 2 loading docks
 - 1 large drive-in door
 - 2 large offices
- (2) ± 2,000 SF office/lab spaces
- (2) ± 4,000 SF office/lab spaces

NEIGHBORS

Stop & Shop, Cumberland Farms, Walgreens, Starbucks, Subway, Dunkin, Burger King, Bank of America, Citizen Bank, Santander, Planet Fitness

TRAFFIC COUNTS

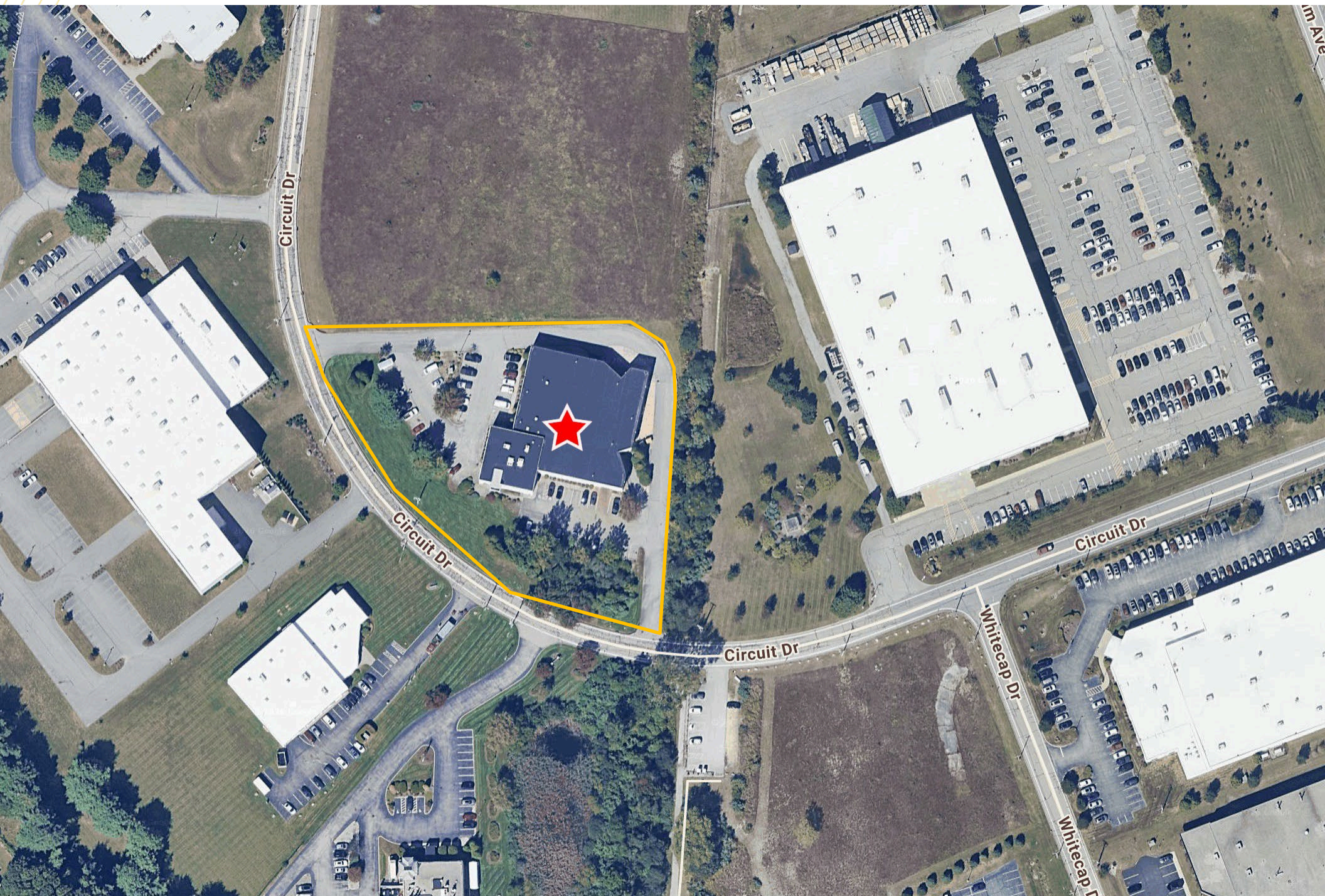
Roger Williams Way & Circuit Drive: 14,522 VPD
(.10 mi from site)

Commerce Way & Roger Williams Way: 18,005 VPD
(.36 mi from site)

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	1,368	5,707	13,771
Avg. HH \$	\$152,654	\$115,888	\$111,182
Daytime (Total)	2,850	7,439	13,078



200 Circuit Drive, North Kingstown, RI



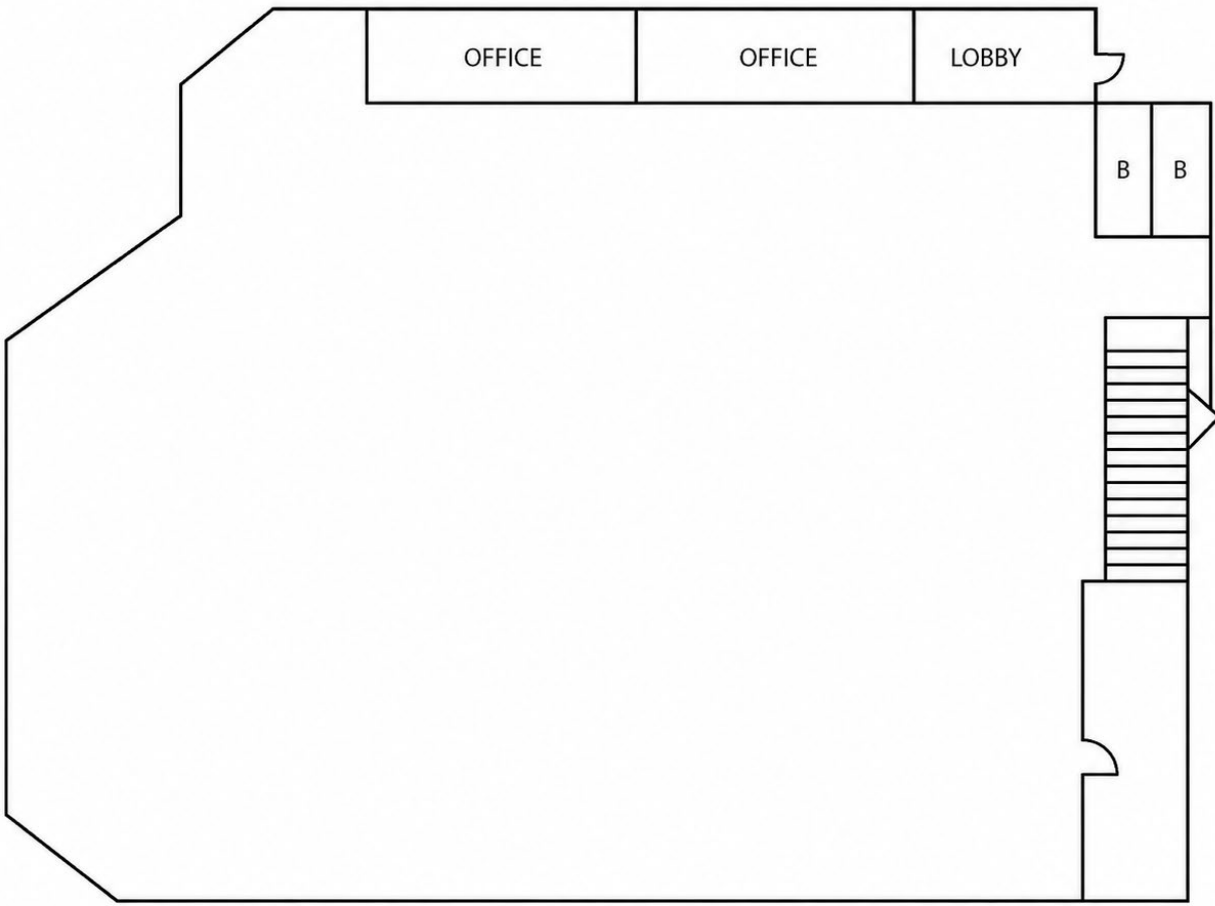
SITE PLAN

First Floor



HAYES & SHERRY

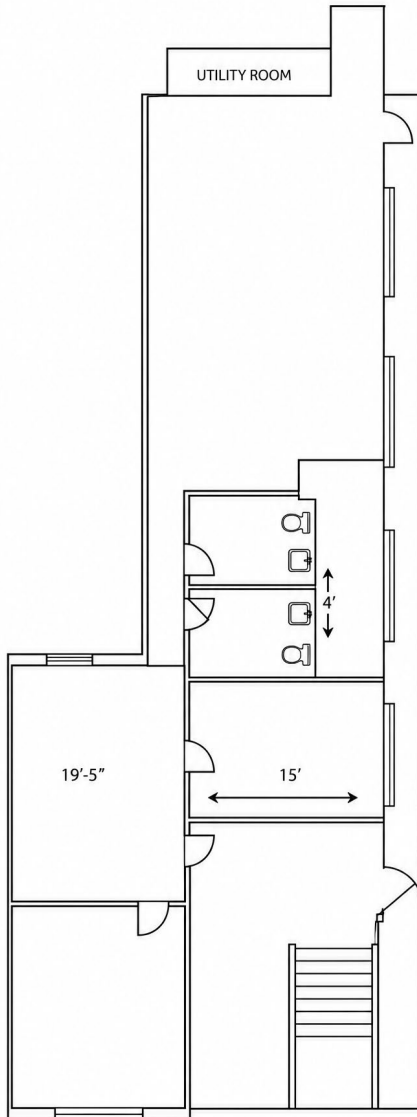
± 17,000 SF warehouse space



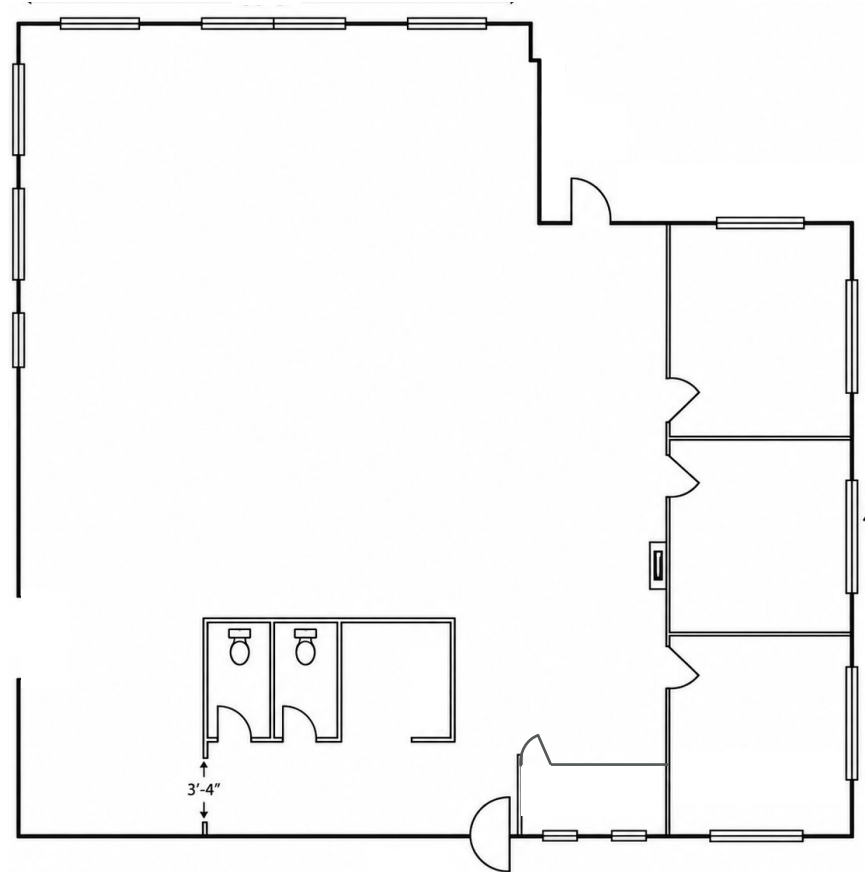
SITE PLAN

First Floor

± 2,000 SF office/lab space



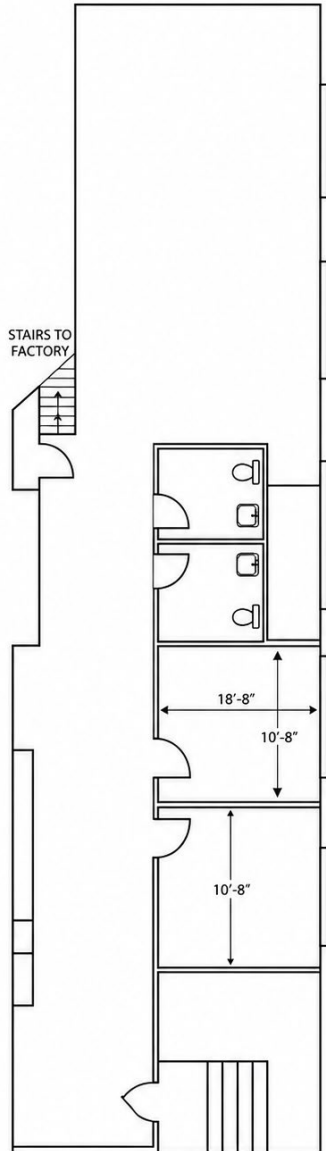
± 4,000 SF office/lab space



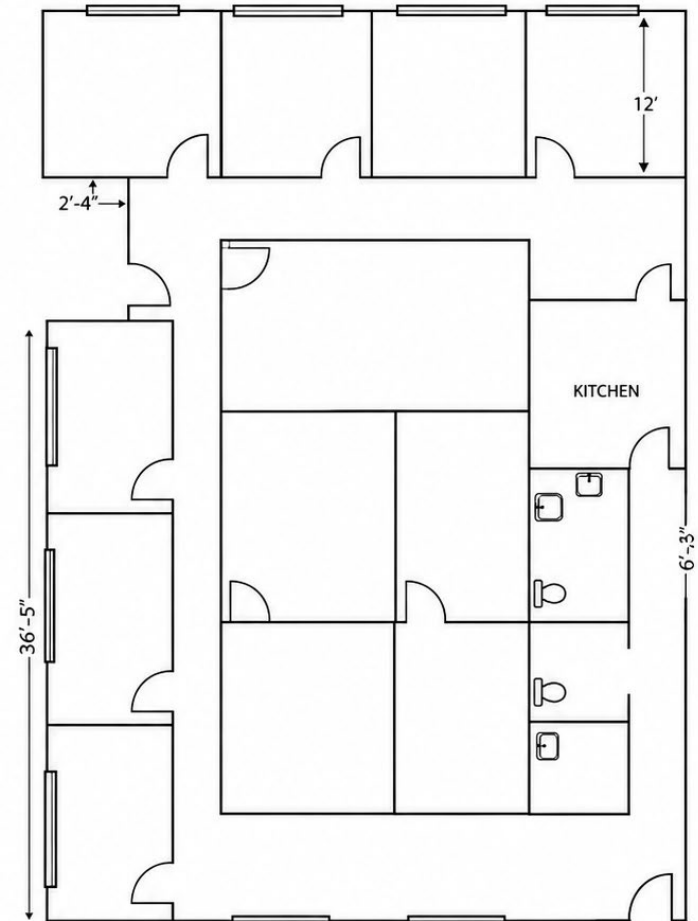
SITE PLAN

Second Floor

± 2,000 SF office/lab space



± 4,000 SF office/lab space



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CONTACT INFORMATION

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