

Flex Space Available For Lease



33 Webb Street
Cranston, Rhode Island

BROKER:

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33 WEBB STREET

CRANSTON, RI

± 4,032 SF Flex Space / For Lease

LOCATION

33 Webb Street is a well-positioned industrial property located in Cranston, Rhode Island, within an established commercial and industrial area. The property benefits from convenient access to major highways, including I-95, I-295, and Route 37, providing excellent connectivity throughout the greater Providence market and Rhode Island. Its central location, highway accessibility, and proximity to nearby businesses and amenities make it well-suited for a variety of industrial, warehouse, distribution, and flex-use operations.

ASKING RATE

Upon request

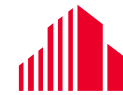
PROPERTY FEATURES

- ± 4,032 SF Building size
 - 2 Private offices
 - Reception area
 - Conference room/flex space
 - Kitchenette
- ± .43 Acres
- Clear Height: 10'
- Drive-Ins: 1
- Year Built: 1957
- 8 Surface parking spaces
- Excellent access to I-95, I-295 and Route 37
- Well-suited for warehouse, distribution, light industrial, and flex uses

TRAFFIC COUNTS

I-95 & Jefferson Blvd: 136,672 VPD (.37 mi from site)

Pontiac Ave & Sockanosset Cross Road: 46,110 VPD (.25 mi from site)



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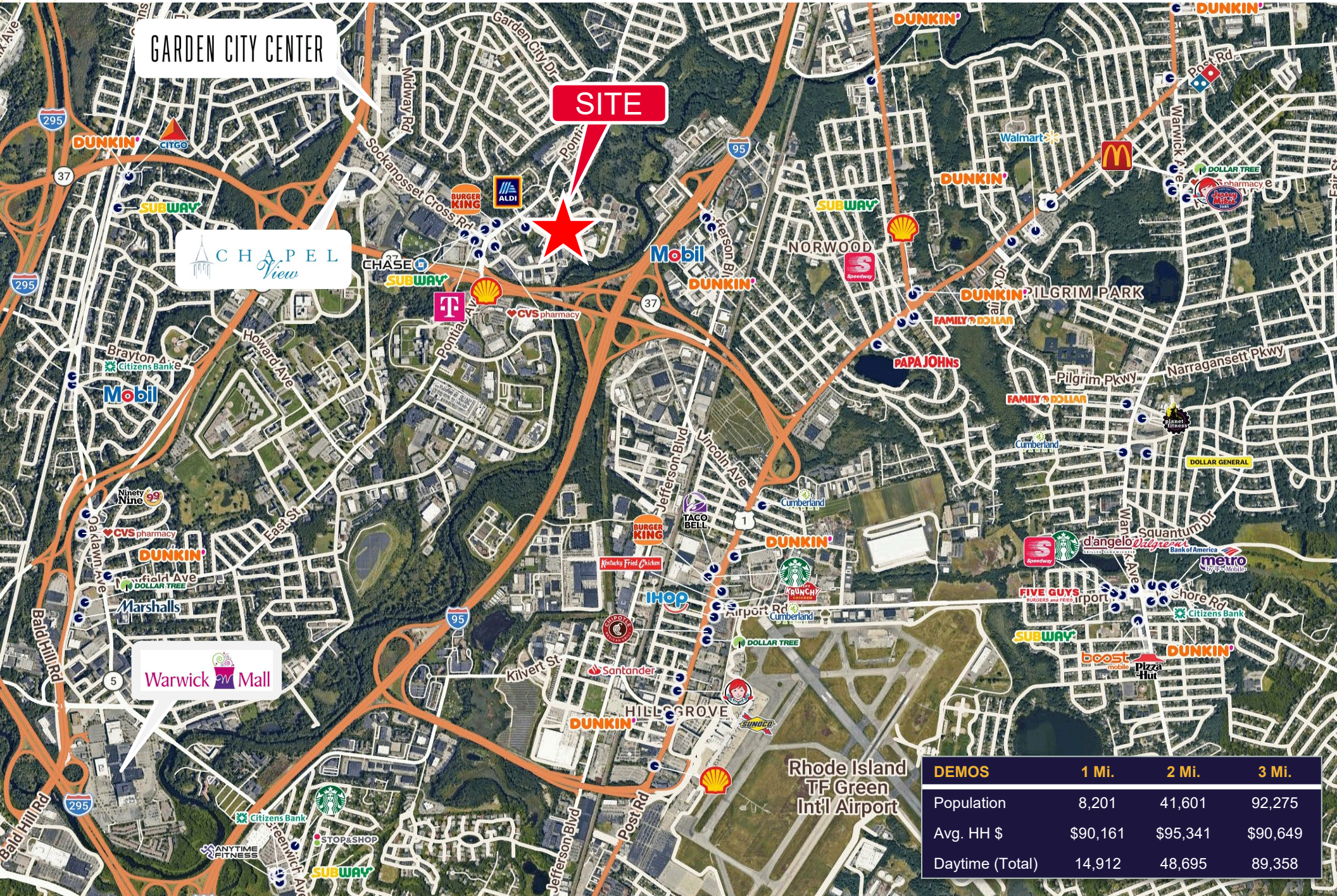
33 Webb Street, Cranston, RI



15 MINUTES
DOWNTOWN PROVIDENCE



8 MINUTES
T.F. GREEN AIRPORT



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	8,201	41,601	92,275
Avg. HH \$	\$90,161	\$95,341	\$90,649
Daytime (Total)	14,912	48,695	89,358

33 Webb Street

Cranston, RI

For Property Inquiries, please contact:
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