

# WEST PASSAGE PRESENTS

## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI



FULLY APPROVED INDUSTRIAL LAND FOR SALE, PARTIAL SALE OR FOR BUILD TO SUIT

FOR MORE INFORMATION CONTACT  
KEVIN CASEY | 401-464-2663 | [KCASEY@SREARI.COM](mailto:KCASEY@SREARI.COM)  
GEORGE PASKALIS | 401-374-7038 | [GEORGE@MGCOMMERCIAL.COM](mailto:GEORGE@MGCOMMERCIAL.COM)

**sweeney**  
REAL ESTATE & APPRAISAL

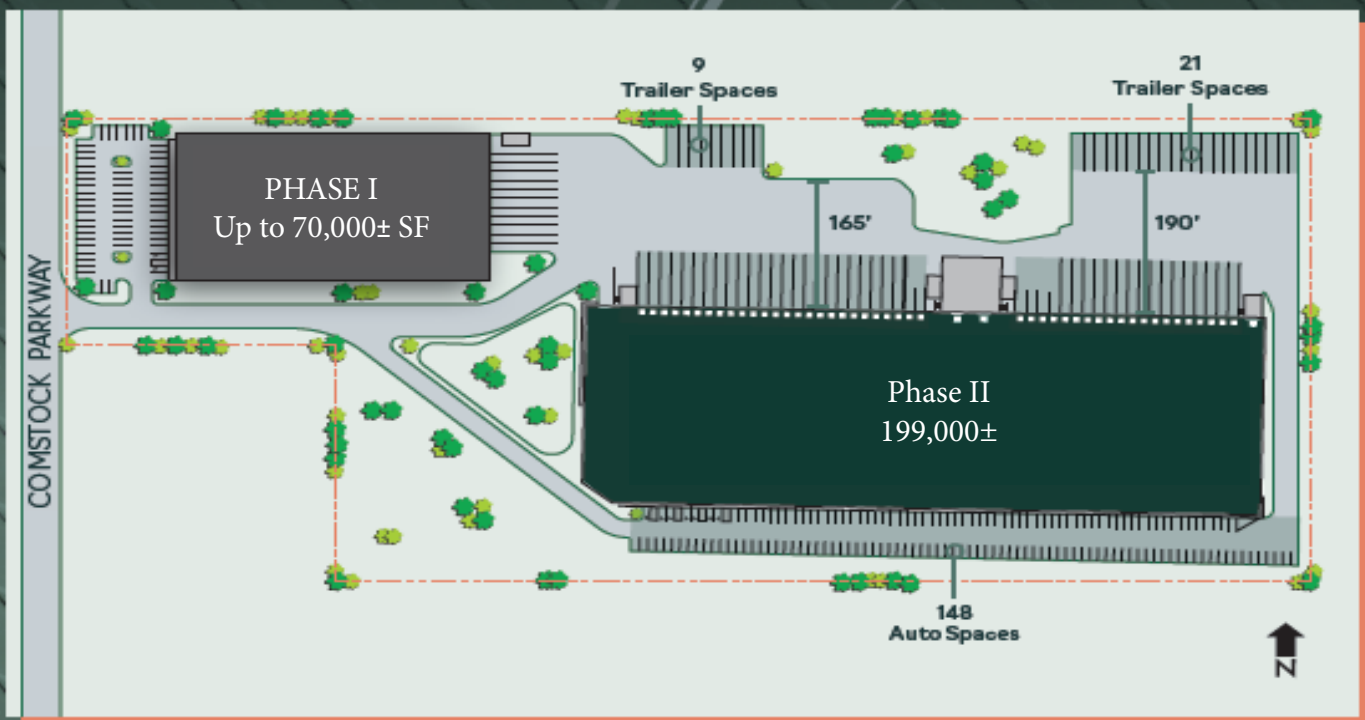
**MG** Commercial

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## COMSTOCK PARKWAY INDUSTRIAL CENTER CRANSTON, RI

Comstock Industrial Center is a fully approved two building industrial center in RI's Western Cranston Industrial Park. The site is 0.6 miles from newly expanded access ramps to I-295 (at exit 6) which provides convenient access to Providence, RI via RI's newly rebuilt Rte 6/Rte 10 connector highway. The project is being developed in two phases. Phase 1 is underway and will conclude with the delivery of the smaller 50k SF building in Q1 2025. Phase 2, the 200k SF building, will commence as a built to suit project for a tenant, or in Q1 of 2025 with a late 2025 delivery date. Buildings include all industrial grade utilities. Exit 6 was recently improved with a new Seasons trucking gas station with high speed diesel and DEF pumps.

### FULLY APPROVED | TWO PHASE PROJECT | SITE PLAN



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## COMSTOCK PARKWAY INDUSTRIAL CENTER 0 COMSTOCK PARKWAY CRANSTON, RI

### ZONING DESCRIPTION

**M-1 Zoning Potential Uses:** Public safety facility, Wholesales, Professional Office, Trade School, Catering, Medical or Dental Clinic, Manufacturing (Light & Heavy), Contractor Yard, Distribution Center, Data Processing Facility, Self Storage, Solar Power, Research & Development Facility, Trucking Terminal & Commercial Warehousing

### ACCESSIBILITY HIGHLIGHTS

- New Seasons Market/Shell Gas Station with High Speed Diesel & DEF Bay
- 0.3 Miles to I-295
- Newly Widened/Rebuilt Entrance Ramps to I-295
- I-295 & RT-6 Recently Improved
- 4.3 Miles to I-95
- 5.8 Miles to Providence
- 13 Miles to MA Stateline
- 36.2 Miles to Worcester, MA
- 38 Miles to Taunton, MA
- 43 Miles to Boston, MA
- 60 Miles to Hartford, CT

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