

Industrial Units Available For Sale



579 Weeden Street

Pawtucket, Rhode Island

BROKER:

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579 WEEDEN STREET PAWTUCKET, RI



HAYES & SHERRY

8 UNITS AVAILABLE / FOR SALE

LOCATION

579 Weeden Street is a well-positioned industrial property located in Pawtucket, Rhode Island, within an established commercial and industrial corridor. The property offers convenient access to major highways including I-95 and Route 1, providing strong connectivity throughout Rhode Island and southeastern Massachusetts. Its central location and accessibility make it well-suited for a variety of industrial, warehouse, distribution, and flex-use operations.

PROPERTY FEATURES

- ± 13,000 SF of Industrial Condominium Units
- 8 Individual units
- ± 1,625 SF per unit
- 19-22' Clear height
- Year Built: 2024
- On site parking
- Units 1,2,9: ± 1,625 SF per unit
 - Move in ready
- Units 4-8: ± 1,625 - 8,125 SF Contiguous
 - Open space ready for customization

ASKING PRICE

Units 1,2,9 (Completed): \$299,900 per unit

Units 4,5,6,7,8 (Open Space): \$314,900 per unit

TRAFFIC COUNTS

Mineral Spring Ave & Hurley Ave: 21,724 VPD
(.39 mi from site)

Smithfield Ave & Morris Ave: 13,949 VPD
(.40 mi from site)

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	32,879	95,953	177,888
Avg. HH \$	\$62,855	\$67,777	\$76,763
Daytime (Total)	14,179	52,854	104,864





579 Weeden Street, Pawtucket, RI



10 MINUTES
DOWNTOWN PROVIDENCE



20 MINUTES
T.F. GREENE AIRPORT

