

LOGISTICS/WAREHOUSE OPPORTUNITY

20 Goddard Rd, Cranston, Rhode Island 02920

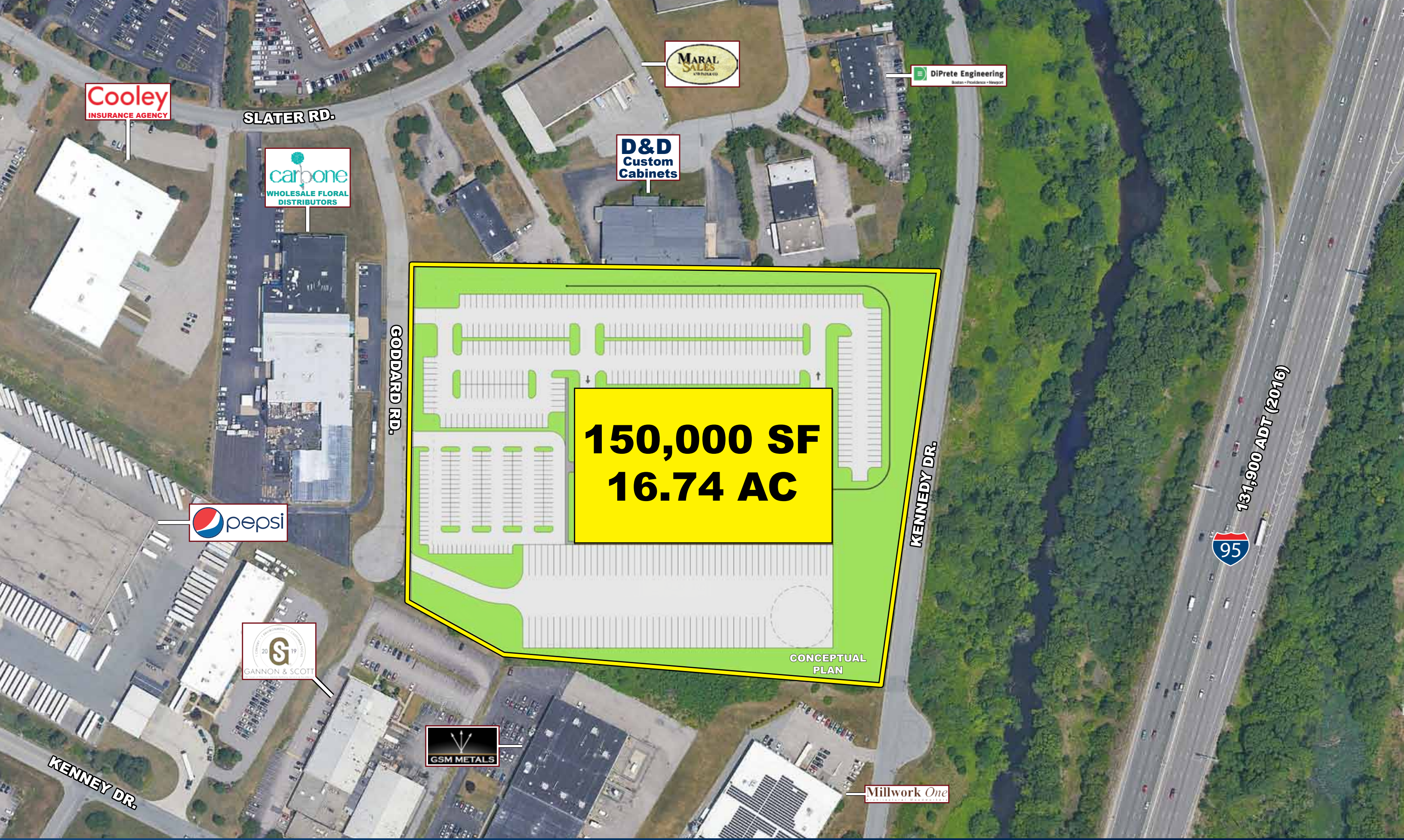


- Ground Lease or Build-to-Suit
- 16.74 Acres / Up to 250,000 SF
- 1 Mile to I-95 @ Exit 14
- Zoned Industrial M-1 District
- Several Configurations Available
- Multiple Uses Allowed
- 10 Mile Population - 1.35 Million
- I-95 1 Mile / 3 Minutes
- I-295 3 Miles / 6 Minutes
- I-195 7 Miles / 12 Minutes
- I-495 28 Miles / 34 Minutes
- Highway Visibility
- All Utilities Available

- Available: 150,000 SF - 250,000 SF
- Loading Configuration: Build-to-Suit
- Office Size: Build-to-Suit
- Building: 300' x 500' / 415' x 600'
- Fleet Parking: Build-to-Suit
- Trailer Parking: Build-to-Suit
- Drive-in Doors: One
- Lighting: LED Fixtures
- Clear Height: Build-to-Suit
- Fire Protection: ESFR
- Zoning: Industrial M-1

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Cooley
INSURANCE AGENCY

SLATER RD.

carbone
WHOLESALE FLORAL
DISTRIBUTORS

MARAL
SALES
AND FINANCE CO.

DiPrete Engineering
Boston • Providence • Newport

D&D
Custom
Cabinets

GODDARD RD.

pepsi

150,000 SF
16.74 AC

KENNEDY DR.

GANNON & SCOTT
2019

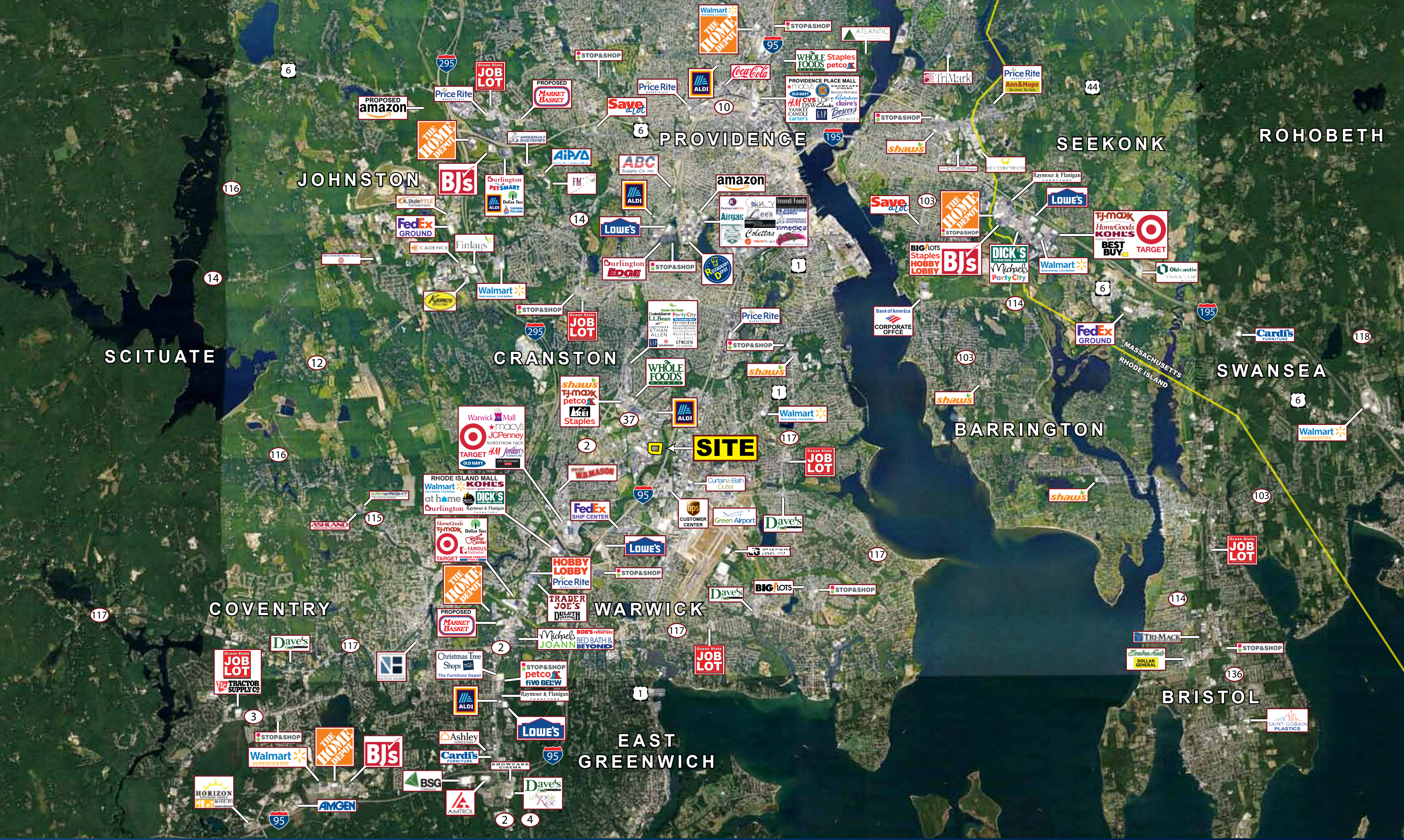
GSM METALS

CONCEPTUAL
PLAN

Millwork One

131,900 ADT (2016)
95







WHOLE FOODS MARKET

WINES & MORE

Cardi's FURNITURE
Pawtucket Credit Union
SUBWAY
TOWN FAIR TIRE

ALDI

CVS pharmacy

GOLFERS WAREHOUSE

95

EXIT 14

24,000 ADT (2016)

EXIT 4

SWAROVSKI OPTIK

EXIT 3

PONTIAC AVE.

TASCA AUTO GROUP

SLATER RD.

McLaughlin Moran, Inc.

MARAL SALES AND SUPPLY CO.

Cooley INSURANCE AGENCY

FW WEBB COMPANY

carbone WHOLESALE FLORAL DISTRIBUTORS

GODDARD RD.

KENNEDY DR.

131,900 ADT (2016)

pepsi

GANNON & SCOTT

Yushin America

GSM METALS

Millwork One

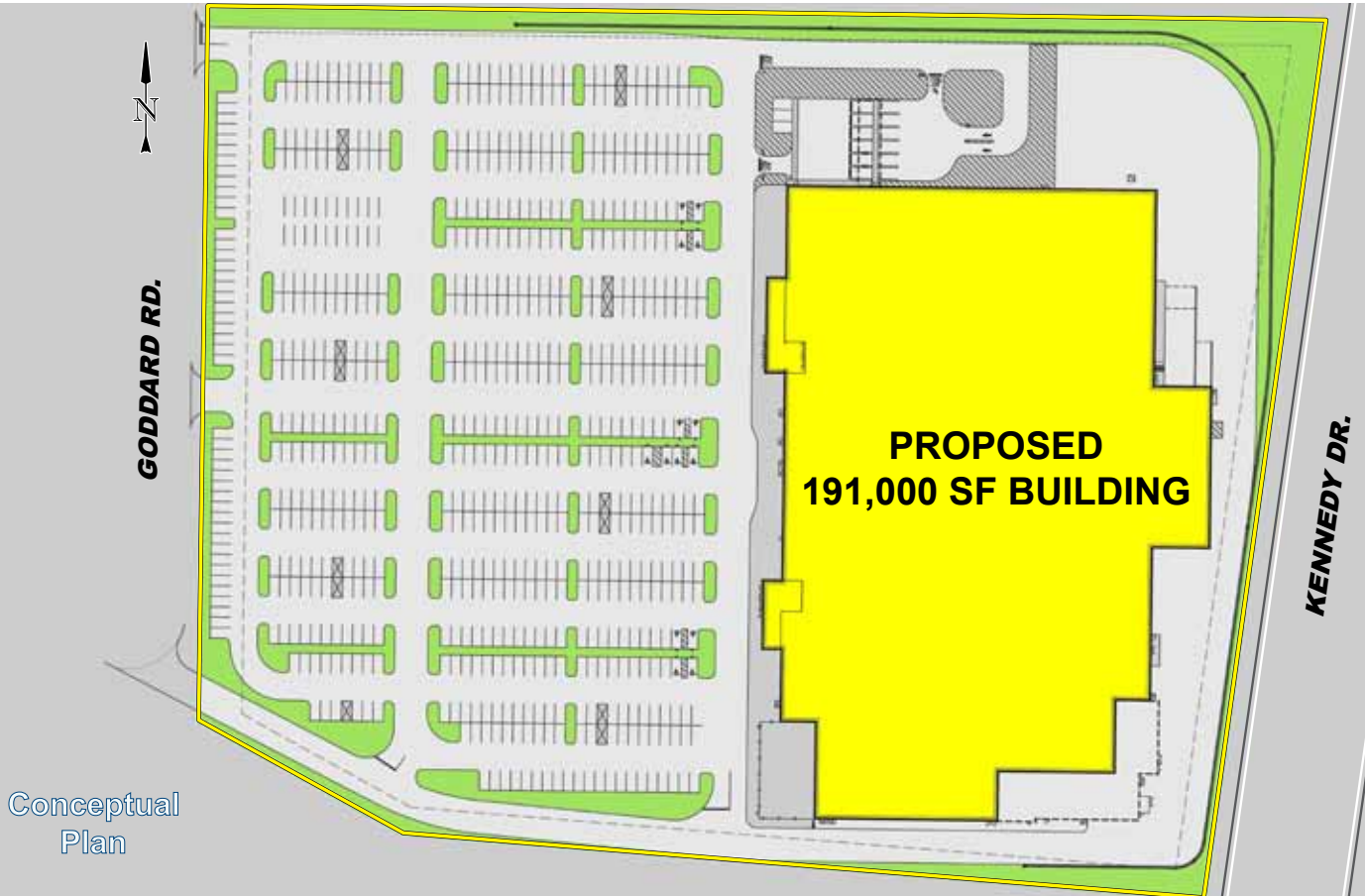
95

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Conceptual Plan



Conceptual Plan

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EASTERN
RETAIL PROPERTIES



CHURCHILL & BANKS



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