



370 WAMPANOAG TRL

RIVERSIDE, RI

FOR LEASE | 15,402 SF INDUSTRIAL BUILDING ON 3.33 AC

STEPHEN FLYNN
MATTY DROUILLARD

781.917.7026
425.691.7881

sflynn@stubblebinecompany.com
matty@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION
15,402 SF Industrial Building for Lease on 3.33 AC

- PROPERTY HIGHLIGHTS
- 0.3 Miles to Route 114
 - 1.4 Miles to Route 195
 - 5.4 Miles to Downtown Providence, RI
 - 10 Miles to Pawtucket, RI
 - 1.5 Miles to Seekonk, MA
 - 12.6 Miles to Rhode Island T.F. Green International Airport

PROPERTY SUMMARY	
Building Size:	15,402 SF
Lot Size:	3.33 AC
Zoning	I-2 (General Manufacturing)
Construction:	Masonry
Drive Ins:	7 tot./11 w x 14' h
Loading Bays:	13
Building Height:	16'
Levelers:	11 ext
Taxes:	\$1.77/SF (2024)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	28,106	103,022	272,877
Total Population	66,517	259,563	684,647
Average HH Income	\$101,399	\$103,893	\$104,139



WAYLAND



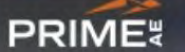
PROVIDENCE, RI



INDUSTRIAL AREA



INDUSTRIAL AREA



A&M SHEET METAL & ROOFING



370 WAMPANOAG TRL
RIVERSIDE, RI



SEENONK, MA



114

MASSACHUSETTS
RHODE ISLAND

HIGHWAY PROXIMITY



0.3 MILES
1 MINUTE



1.5 MILES
8 MINUTES



1.4 MILES
2 MINUTES



2.4 MILES
7 MINUTES



12.6 MILES
15 MINUTES

370 WAMPANOAG TRL

RIVERSIDE, RI

FOR LEASE | 15,402 SF INDUSTRIAL BUILDING ON 3.33 AC

STEPHEN FLYNN

781.917.7026

sflynn@stubblebinecompany.com

MATTY DROUILLARD

425.691.7881

matty@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL