

9 HYLESTEAD ST

PROVIDENCE, RI

FOR SALE | INDUSTRIAL OUTDOOR STORAGE

9,838 SF +/- BUILDING ON 0.73 AC +/-



THE
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COMPANY

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FOR MORE INFORMATION, PLEASE CONTACT:

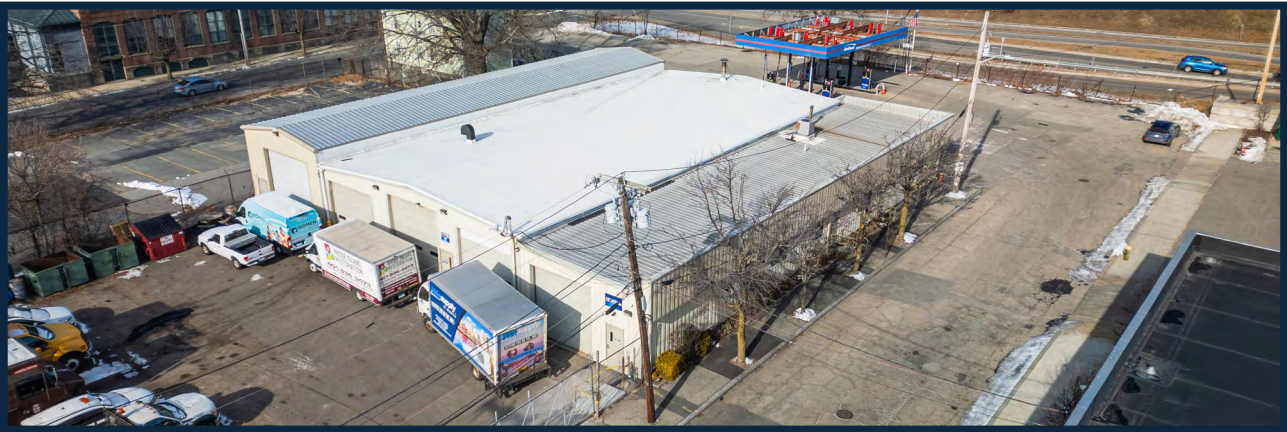
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EXECUTIVE SUMMARY

THE OFFERING

The Property consists of a 9,838 SF freestanding industrial building situated on 0.73 acres within Providence’s established industrial market. The site offers efficient access to Interstate 95, Route 10, and Route 6, providing strong regional connectivity throughout Rhode Island and Southeastern Massachusetts. The functional building layout, yard area, and on-site parking support a range of industrial and service-oriented uses. Featuring 8 (eight) fuel tanks with gas pump stations. With close proximity to Downtown Providence and the Port of Providence, 9 Hylestead Street represents a well-located industrial asset in a supply-constrained urban infill location.



| PROPERTY SUMMARY | |
|------------------|--|
| ADDRESS | 9 Hylestead, St Providence, RI |
| BUILDING SIZE | 9,838 SF +/- |
| ACRES | 0.73 AC +/- |
| ZONING | Industrial |
| CLEAR HEIGHT | 16’-18’ |
| LOADING | 8 Drive-In Doors 3 (12’6” x 15’) 5 (12’6” x 12’) |
| POWER | 3 Phase, 400 AMP |
| ROOF | 2017 New Thermo Plastic Poliolefin Roofing System |
| LIGHTING | 2020 LED Garage Lighting |
| UTILITES | Office: Radiant Heat Garage: Oil Heater and Natural Gas |
| FUEL TANKS: | 8 (Eight) Tanks |

PHOTOS



LOCAL COMPANIES



LOCATION OVERVIEW

ABOUT PROVIDENCE, RHODE ISLAND

Providence, Rhode Island serves as a strategic industrial and logistics hub within Southern New England, benefiting from its central location along the I-95 corridor between Boston and New York City. The city offers direct access to major regional highways including I-95, I-195, I-295, and Route 146, providing efficient connectivity to Massachusetts, Connecticut, and key New England distribution markets. Proximity to the Port of Providence further supports maritime freight, bulk materials, and energy-related operations.

Providence’s industrial base is supported by a diverse economy anchored by manufacturing, healthcare, education, and port-related activity, along with a skilled regional labor pool. Industrial areas throughout the city and surrounding municipalities accommodate warehouse, flex, light manufacturing, and distribution uses. Combined with access to rail service, nearby T.F. Green International Airport, and established infrastructure, Providence remains a well-positioned location for industrial and logistics operations seeking strong regional reach and long-term stability.

DEMOGRAPHICS

| | | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------------------------|-----------------------------|---|----------------------------|
| POPULATION | | 196,095 | 377,671 | 720,571 |
| HOUSEHOLDS | | 75,855 | 150,609 | 289,578 |
| EMPLOYEES | | 152,099 | 242,631 | 382,159 |
| BUSINESSES | | 16,012 | 25,726 | 41,628 |
| 3 | 1,200 | 220,000 | 7.5 MILES | 1.67 M |
| MAJOR HIGHWAYS | MANUFACTURING COMPANIES | VEHICLES PER DAY ON I-95 | TO RHODE ISLAND T.F. GREEN INTERNATIONAL AIRPORT | METROPOLITAN POPULATION |



LOCATION OVERVIEW

HIGHWAY PROXIMITY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by The Stubblebine Company/ CORFAC International in compliance with all applicable fair housing and equal opportunity laws. 7273905.2

Unparalleled Local Expertise

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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