

DRY BRIDGE COMMERCE PARK

COMMERCIAL | LIGHT INDUSTRIAL | FLEX SPACE

BETTER LOCATION. BETTER BUSINESS.

*Business friendly
rates and terms!*



Dry Bridge Commerce Park

376 DRY BRIDGE ROAD, NORTH KINGSTOWN, RI

Looking for a property that works as hard as you do? Welcome to Dry Bridge Commerce Park, a well-maintained commercial, light industrial, and research & development community offering the flexibility, functionality, and convenience today's businesses need. Professional on-site management; 24/7 surveillance.

Whether you're expanding your operation, downsizing to a more efficient footprint, or bringing your office and production activities together under one roof, this unique property offers an ideal combination of warehouse, workshop, and professional office under one roof.

Unit J-2 Overview/Description of Unit

A practical, versatile space for a growing business—with room to operate, store, assemble, and expand.

Unit J-2 offers approximately 2,500 SF of heated warehouse space with impressive 20-foot clear-span ceilings, providing flexibility for inventory storage, equipment, materials, and daily operations.

A 12' x 14' ground-level overhead door makes loading and unloading convenient, while access to a shared 10' x 10' truck-level loading dock provides an additional option for receiving freight and managing deliveries.

Four bright windows along the front facade offer an opportunity to customize office space to suit your needs—whether a small front office, customer reception area, administrative workspace, or a combination of uses.

Whether you're launching a new operation, expanding an existing business, or seeking more functional warehouse or assembly space, Unit J-2 offers the flexibility to make it your own.

Available for lease at \$3,400 per month, plus utilities. The property is also offered for sale, with potential seller financing available.



OFFICE BUILD-OUT
POTENTIAL



FUNCTIONAL
WAREHOUSE SPACE



CONVENIENT
LOCATION



FLEXIBLE LAYOUT
FOR A VARIETY OF USES



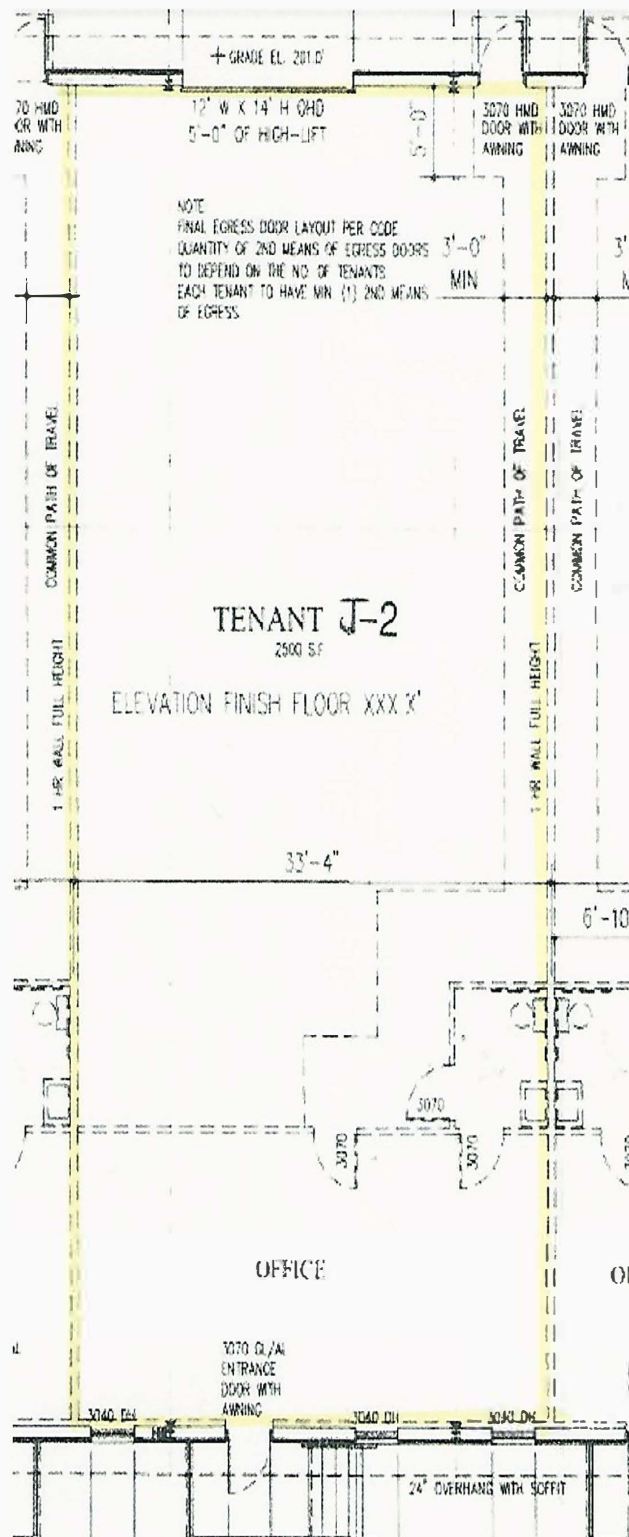
Call/Text Dennis Curci at **401-487-6698**

or Email: **denniscurci@cox.net** for additional information or to schedule a private showing.

Please do not visit the property without a confirmed appointment.

Building J-2

Interior Layout with proposed office



- 2,500 s/f center unit, dimensions: 75'L x 33'4"W
- 20' clear span ceiling height
- 12'x14' overhead garage door with opener
- **Proposed** office shown on sketch (existing restroom)
- Shared truck level loading dock