

DRY BRIDGE COMMERCE PARK

Commercial | Light Industrial | Flex Space
Better Location. Better Business

Lease rates your business can afford!

Site Overview

- Park like environment consisting of 29 units in 10 buildings. Units from 2,500 to 7,500+ square feet
- Zoned Light Industrial. Suitable for a wide range of small to medium size businesses
- Conveniently located in North Kingstown, RI. Close to major routes
- Ample parking with room to accommodate larger trucks
- Amenities such as snow plowing, water and 24/7 surveillance
- Professional on-site management office

Unit Features

Warehouse (Rates start at \$1,900/month per 2,500 s/f unit)

- 20' clear span ceiling height
- Modine heating system (ceiling hung natural gas fired heaters)
- T-5 lighting
- 3 Phase electric (120/208) 200 amp service with available 400 amp service if required
- 12' x 14' overhead high lift doors with openers
- 10' x 10' vertical lift loading dock door with optional enclosures
- 6" poured concrete floors (burned finish and sealed)
- 4" Batt insulation (steel building)
- 6" Batt insulation (ceiling)

Optional Standard Office & Restroom Build Out (Rates start at \$2,115/month per 2,500 s/f unit) (approx. 300 square feet)

- 3 ½" insulation (office walls)
- Gas fired forced hot air heat
- Air Conditioning
- Acoustical ceilings
- 2' x 4' florescent lighting
- 6 panel Masonite doors
- Commercial grade carpeting with vinyl base (office) | vinyl flooring (restroom)
- All offices are built to support additional mezzanine storage area above.

Restroom

- Handicap accessible
- Plastered insulated walls
- Vinyl flooring
- Kohler fixtures and mirror and bathroom accessories
- Acoustical ceilings
- Lighting and exhaust fan
- Heat

Contact Information

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Broker Inquiries Welcome!

Need something more? We are happy to work with you to custom design an interior build out to suit your business needs. Please contact us to learn more about designing the perfect work space.