



BLACKSTONE DISTRIBUTION CENTER



50,000 - 159,562 SF

INDUSTRIAL OPPORTUNITY

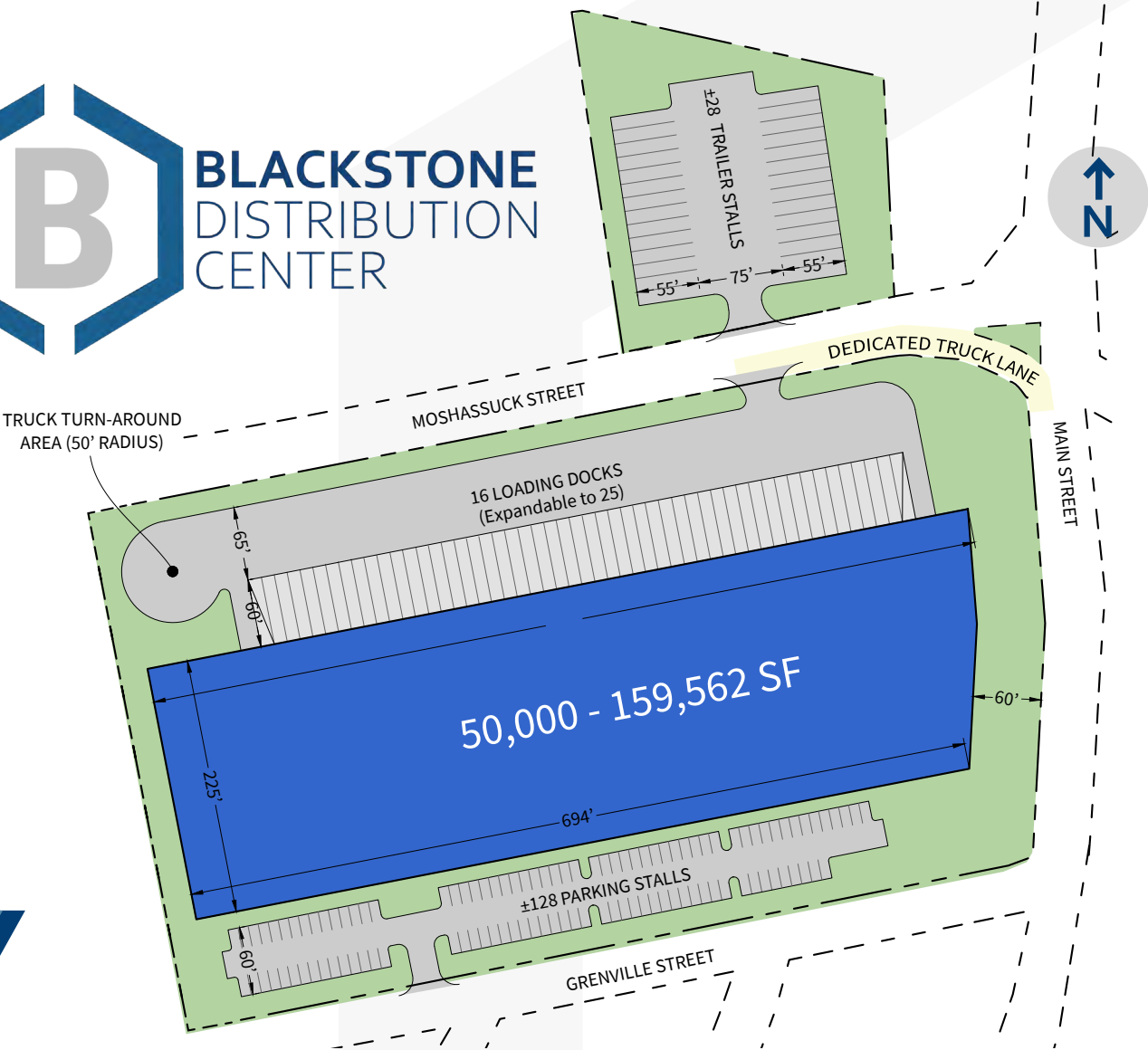
1 Moshassuck Street, Pawtucket, RI

UNDER CONSTRUCTION

THE DEVELOPMENT



Blackstone Distribution Center, or 1 Moshassuck Street, is a 159,562 square foot industrial opportunity ideally situated in Pawtucket, Rhode Island's industrial hub. The property is located directly off Interstate 95, less than 3 miles from Providence and close in proximity to several other major routes allowing for easy distribution to leading regional cities.



Construction Timeline

Breaking Ground
June 2025

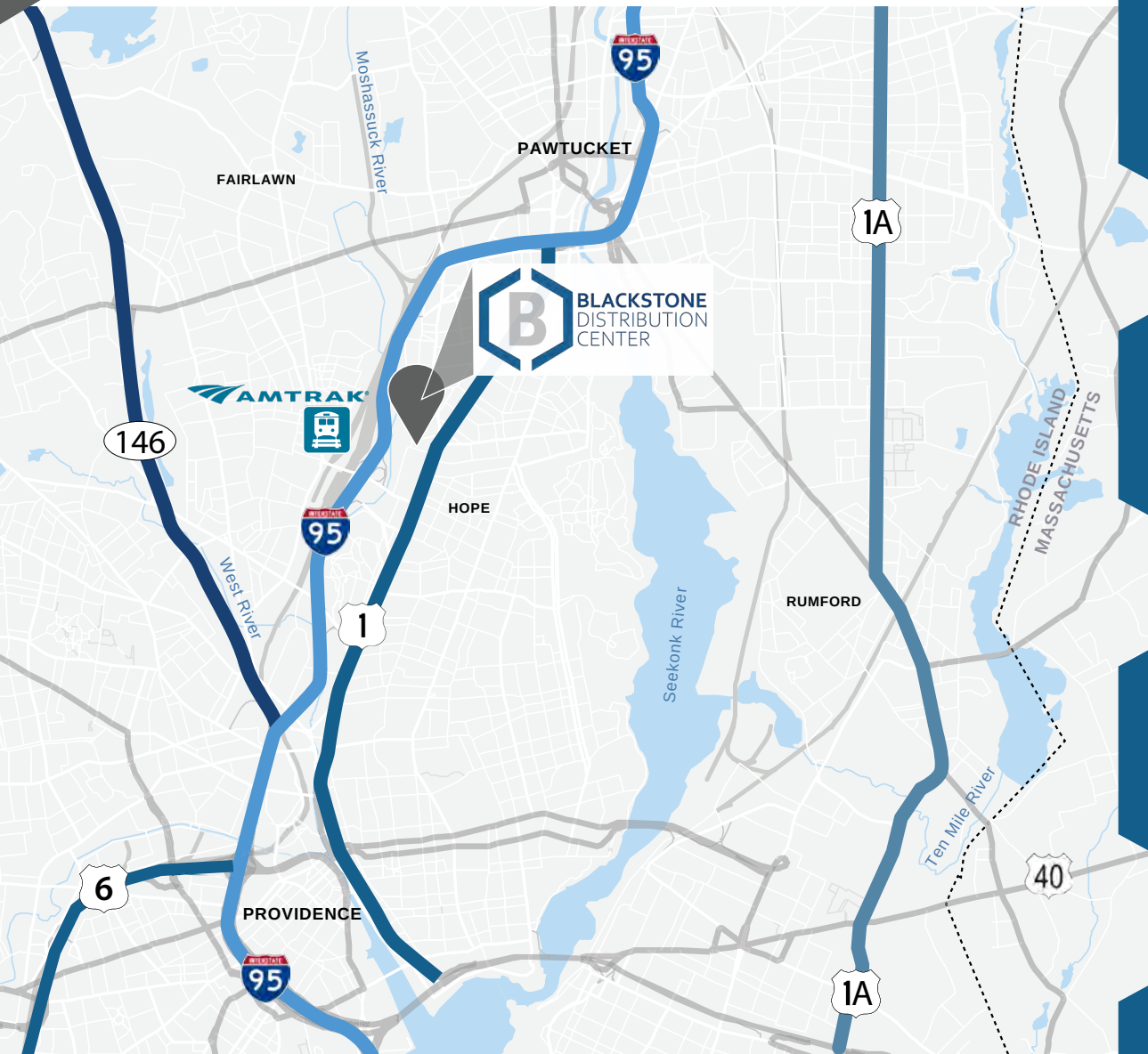
Foundations Complete
December 2025

Weather Tight & Roof Completion
April 2026

Substantial Completion
August 2026



ACCESSIBILITY



1 MILE
TO AMTRAK
STATION

POSITIONED
DIRECTLY OFF
OF
ROUTE 95

6 MILES
TO DOWNTOWN
PROVIDENCE

45 MILES
TO BOSTON

WITHIN 15 MILES...

844,498
PERSON LABOR
FORCE

574,528
WHITE COLLAR
WORKERS

160,454
BLUE COLLAR
WORKERS

1,023,545
POPULATION

1,037,119
ANTICIPATED POPULATION
GROWTH BY 2025

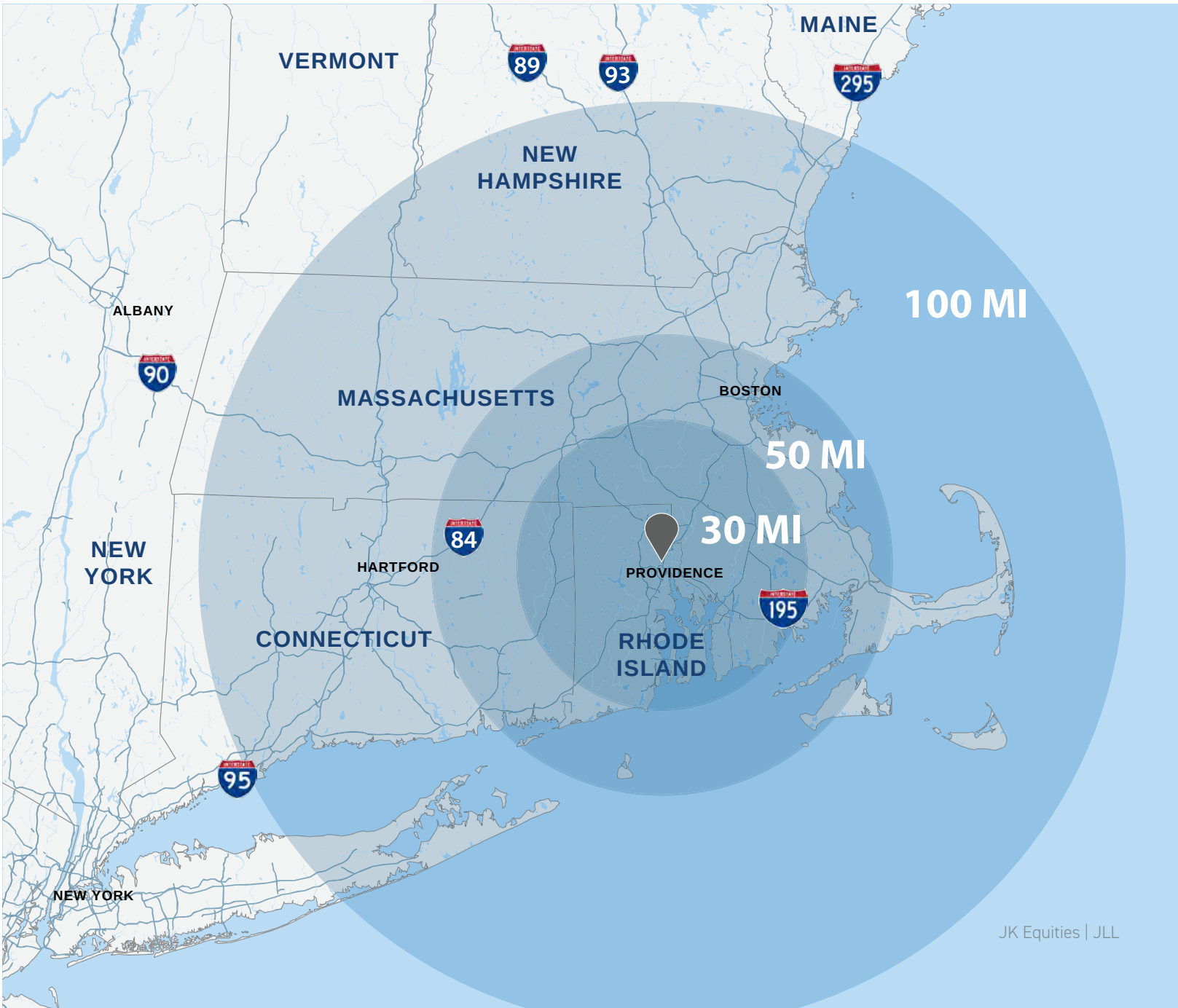
REGIONAL ACCESS



Accessible to **all major regional highways**, offering ability to service the **entire Northeast** region



Unparalleled **local & regional** connectivity



BUILDING SPECIFICATIONS



159,562

SQUARE FEET

SUBDIVIDABLE TO 50,000 SF



128

AUTO STALLS



HVAC

ROOF MOUNTED



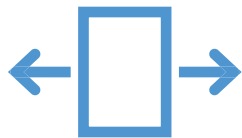
60'

SPEED BAYS
ALONG DOCK WALL



TRUCK COURT APRON

10' WIDE CONCRETE
DOLLY PADS



52'X 56''

BAY SPACING



16

LOADING DOCKS

EXPANDABLE TO 25



52' x 55'

COLUMN SPACING



32'

CLEAR HEIGHT



LIGHTING

MOTION DETECTED
LED LIGHTING



CONSTRUCTION

TILT



2

DRIVE-IN DOORS



28

TRAILER STALLS



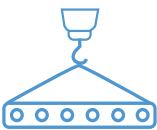
ESFR

SPRINKLER
SYSTEM



2,500 AMPS

EXPANDABLE TO
3,000 AMPS



FLOOR SLAB

7" THICK



WATER/SEWAGE

PUBLIC WATER, SEWER
& GAS





BLACKSTONE DISTRIBUTION CENTER

For more information,
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