



BLACKSTONE DISTRIBUTION CENTER

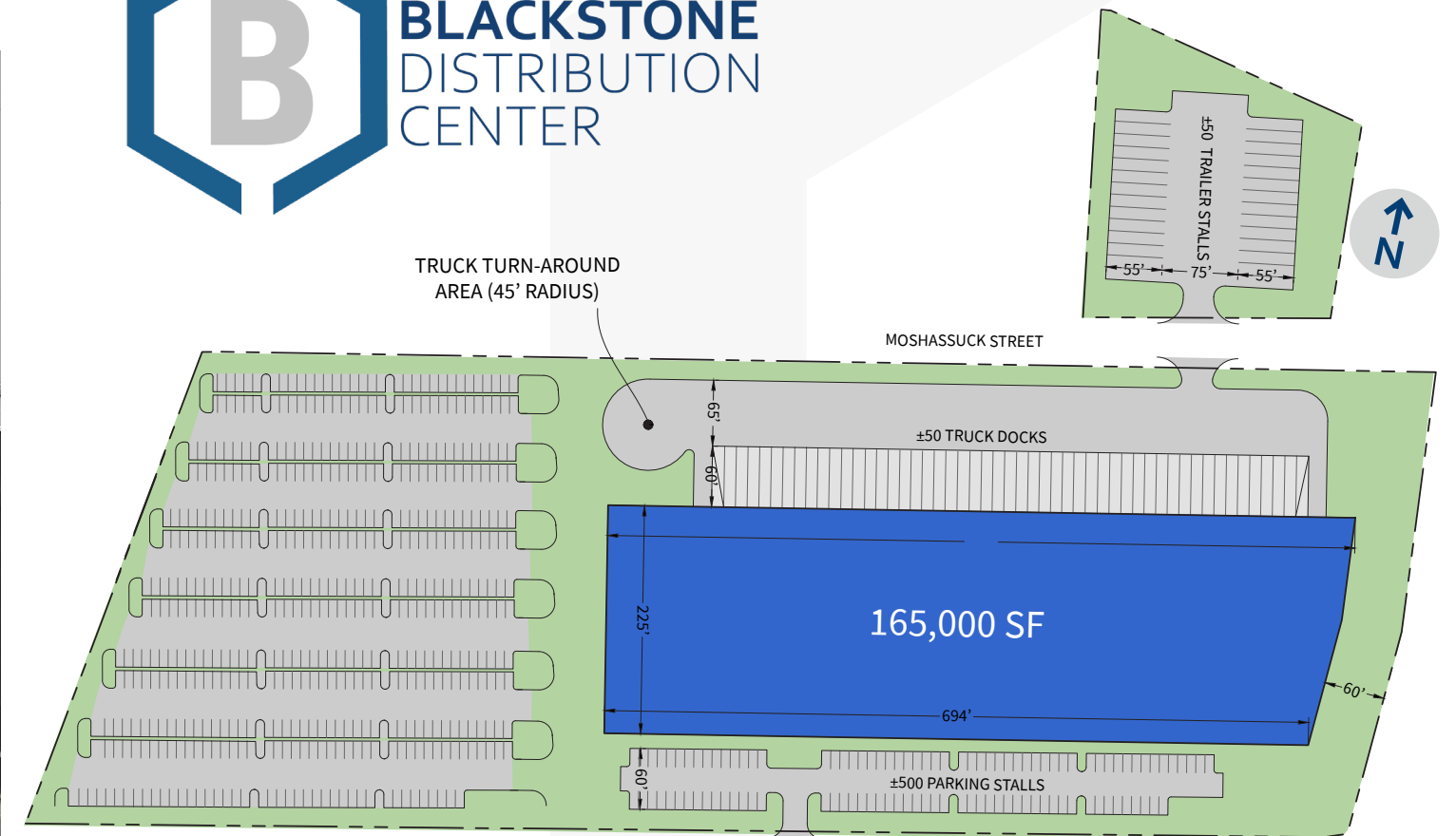
Q1
2022
DELIVERY



165,000 SF
INDUSTRIAL OPPORTUNITY

1 Moshassuck Road, Pawtucket, RI

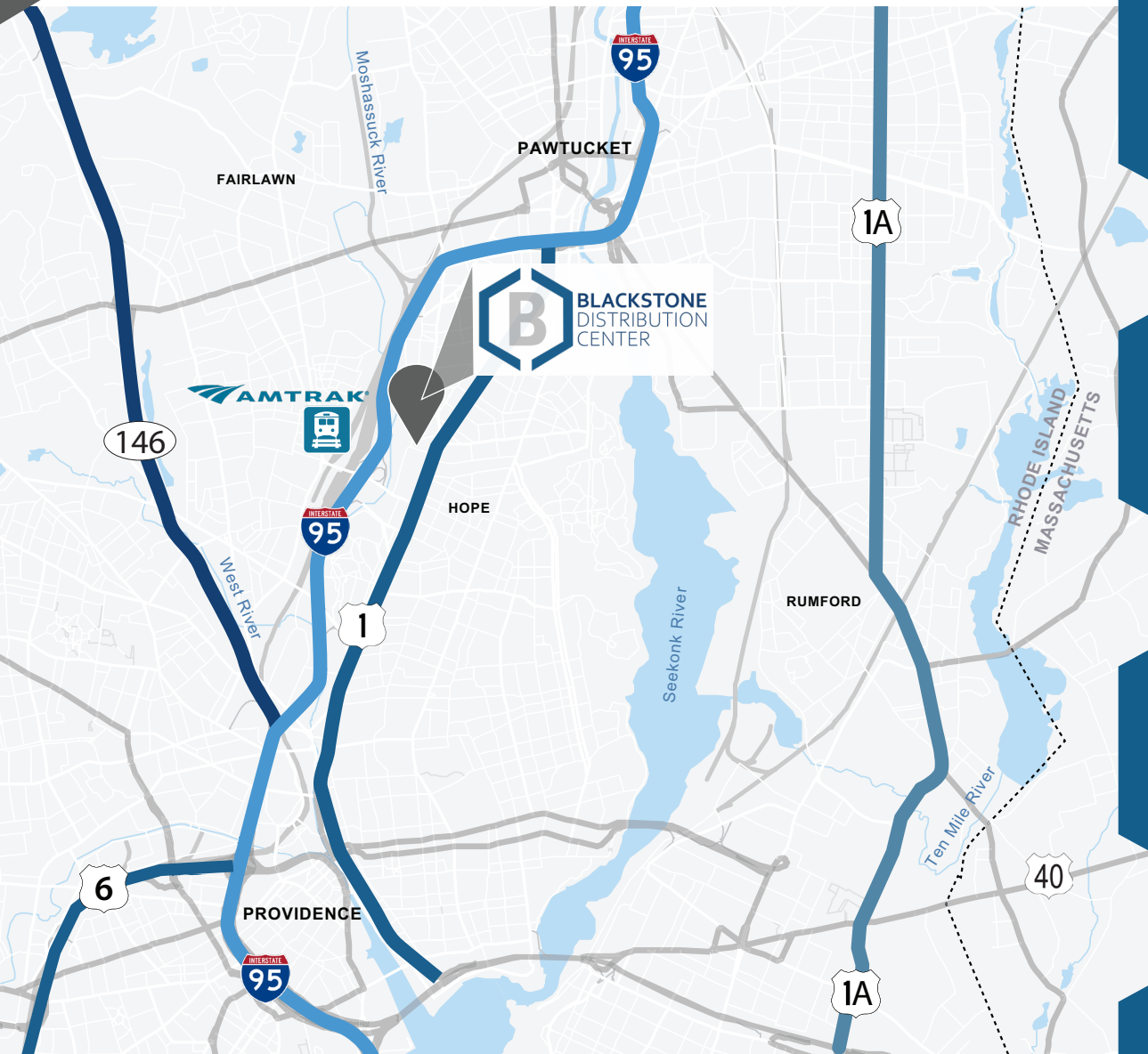
THE DEVELOPMENT



Blackstone Distribution Center, or 1 Moshassuck Road, is a 165,000 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.



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

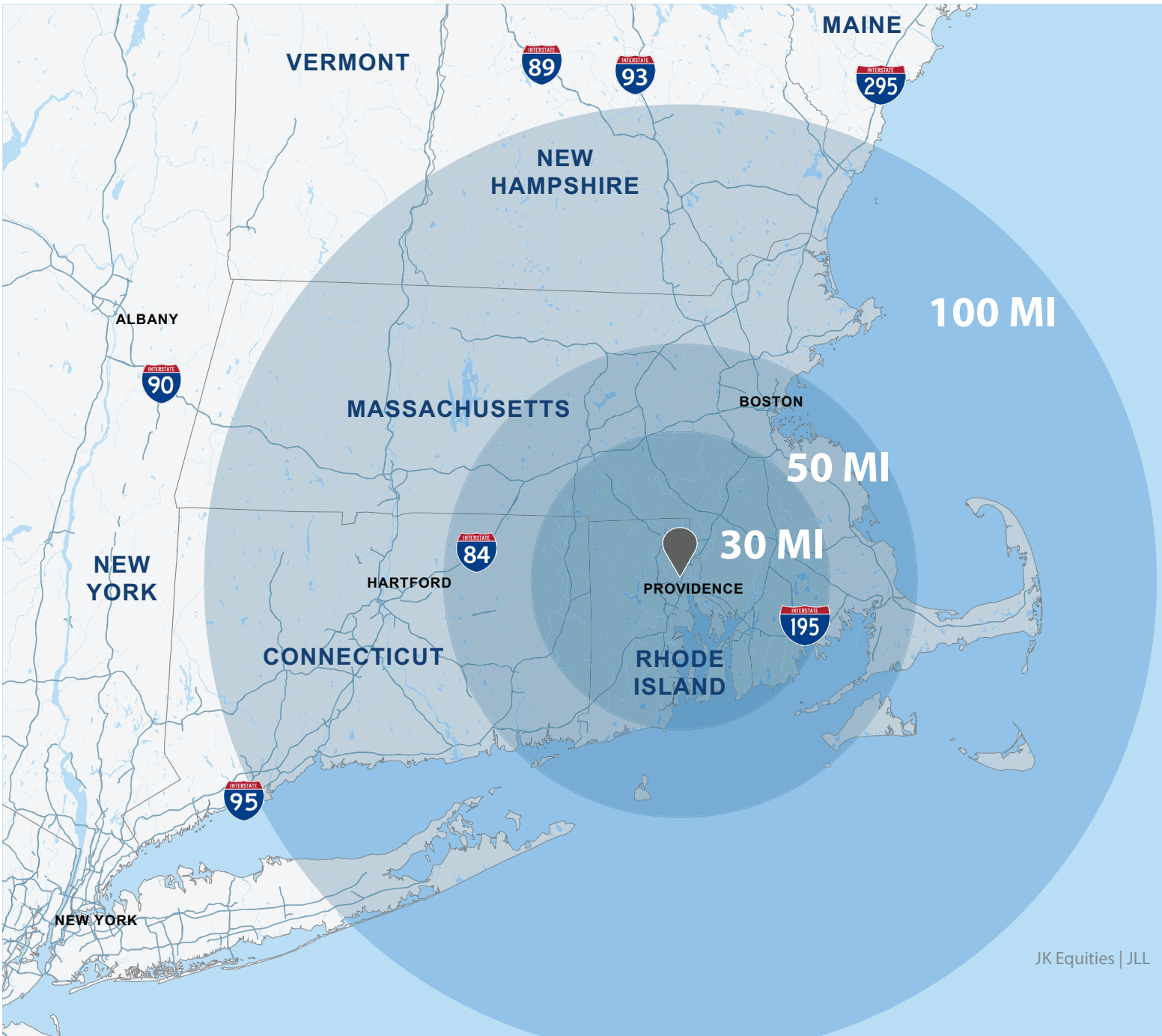
1,023,545
POPULATION

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



165,000
SQUARE FEET



37
DOCK DOORS



50
TRAILER STALLS



500
AUTO STALLS



52' x 55'
COLUMN SPACING



ESFR
SPRINKLER
SYSTEM



HVAC
ROOF MOUNTED



32'
CLEAR HEIGHT



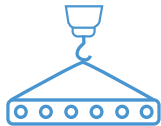
1,600 AMPS
EXPANDABLE TO
3,000 AMPS



60'
SPEED BAYS
ALONG DOCK WALL



LIGHTING
MOTION DETECTED
LED LIGHTING



FLOOR SLAB
7" THICK



TRUCK COURT APRON
10' WIDE CONCRETE
DOLLY PADS



CONSTRUCTION
TILT



WATER/SEWAGE
PUBLIC WATER, SEWER
& GAS





BLACKSTONE DISTRIBUTION CENTER

For more information,
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