

# 1 Carding Lane

Johnston, Rhode Island

INDUSTRIAL/FLEX BUILDING FOR SALE OR LEASE

±134,043 SF | 9.48± ACRES | DIRECT ACCESS TO I-295 & I-95



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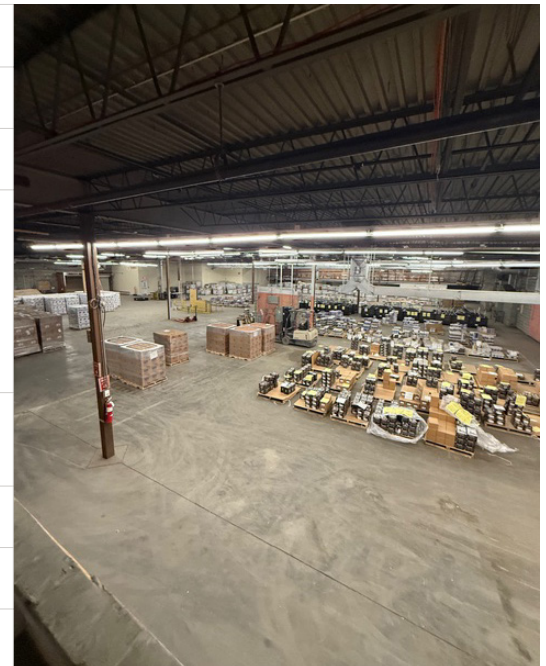
# Property Overview

1 Carding Lane is a ±134,043 square foot industrial/flex building situated on 9.48± acres in Johnston, Rhode Island — directly at the Route 6 interchange with Interstate 295, with immediate secondary access to Interstate 95 via Route 10. This positioning places the property approximately 9 miles (about 14 minutes) from downtown Providence and roughly an hour from downtown Boston, putting ownership or operations within reach of the entire Northeast distribution and manufacturing corridor, including the ports of Providence and New Haven, T.F. Green International Airport, and Logan International Airport.

The property combines heavy-power industrial manufacturing space, climate-controlled office/lab space, and a metal building with ground-level loading — offering flexibility for a wide range of users. Whether evaluated as a multi-tenant investment or as future owner-occupied or build-to-suit space, 1 Carding Lane offers a rare combination of scale, infrastructure, and highway access in the Providence metro market.

## At a Glance:

<b>Space Available:</b>	<b>Warehouse - 28,727 sf</b>
<b>Assessor's Plat/Lots</b>	Plat 44, Lots 372 & 392
<b>Land Area</b>	9.48± Acres (Plat 372: 2.7 AC   Plat 392: 6.78 AC)
<b>Building Area</b>	<b>Total: ±134,043 sf</b> Upper Level: 40,371' serviced by 8,000 LB elevator First Floor: 90,672' +- Metal Building: 5,000' ground level/loading dock Office/Lab: 14,788'
<b>Zoning</b>	B-2 (Grandfathered Industrial/ Warehouse - letter from Town on file)
<b>Parking</b>	260+ spaces
<b>Real Estate Taxes</b>	\$146,842.06 (annual)
<b>Insurance</b>	\$54,021.50 (annual)



## Building Systems & Features

<b>Power</b>	2,000 amps / 277-480 volt, 3-phase service
<b>Heating/Cooling</b>	Gas-fired throughout / Entire building is air conditioned
<b>Loading Docks</b>	7 Docks, 1 Grade Level
<b>Ceiling Height</b>	16-20'
<b>Constructed</b>	1978/1984
<b>Safety/Emergency</b>	Fire Alarmed/Sprinklers Compressor/Air Lines





## Unmatched Highway Access

Few industrial buildings in Rhode Island offer the highway access of 1 Carding Lane. The property sits directly at the Route 6 interchange in Johnston, with on-ramps providing immediate access to Interstate 295 northbound and southbound — the beltway that wraps Providence and links directly to Interstate 95, the primary north-south artery of the Eastern Seaboard, via Route 10. From this single location, trucks and commuters reach downtown Providence in about 14 minutes, Boston in about an hour, and the broader New England and Northeast Corridor markets without navigating city traffic.

*Distances and drive times are approximate and provided for general reference; please verify for transactional purposes.*

Destination	Distance	Approx. Drive Time
I-295 On-Ramp (Rt. 6)	Adjacent	< 1 minute
I-95 (via Route 10)	±3 miles	±5 minutes
Downtown Providence, RI	±9 miles	±14 minutes
T.F. Green International Airport	±12 miles	±20 MINUTES
Boston, MA	±60 miles	±1 hour
Worcester, MA	±30 miles	±40 minutes
Hartford, CT	±65 miles	±1 hour 10 minutes
New York, NY	±170 miles	±3 hours

## Regional Connectivity

Johnston sits within Rhode Island's core industrial submarket, surrounded by an established base of manufacturing, distribution, and logistics operators. The location offers a deep regional labor pool, proximity to T.F. Green International Airport for air cargo and business travel, and connections to the Port of Providence and rail freight — well-suited for distribution, light manufacturing, R&D, or flexible owner-user operations.





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