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JK Equities breaks ground on 160,000 s/f distribution center

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Blackstone Distribution Center, 1 Moshassuck Street - Pawtucket, RI

Pawtucket, RI JK Equities has officially broken ground on the Blackstone Distribution Center — a 160,000 s/f class A industrial project at 1 Moshassuck St. Represented by JLL, the project marks the state's first urban speculative industrial development — bringing new class A, logistics-ready space to a strategically located site near downtown Providence and I-95, helping to fill a critical gap in Rhode Island's industrial inventory.

Located off I-95 and six miles from downtown Providence, Blackstone Distribution Center is tailored to meet growing demand for high-performance logistics and last-mile distribution facilities. The site features 32-ft. clear heights, up to 28 trailer stalls, 25 loading docks, more than 100 parking spaces, and motion-detected LED lighting. Designed with flexibility in mind, the building can accommodate users seeking from ±50,000 to 160,000 s/f —ideal for distribution, manufacturing, or e-commerce operations needing strategic access to I-95, Boston, and the greater Northeast region.

“Blackstone Distribution Center is setting a new benchmark for urban industrial space in Rhode Island,” said Michael Ciummei, senior managing director at JLL. “JK Equities is committed to delivering institutional grade, logistics-ready product in dense, well-connected urban environments.”

“With this development, we’re proud to bring forward a new era of industrial opportunity to Pawtucket,” said Jerry Karlik, principal at JK Equities. “Blackstone Distribution Center is designed for

modern logistics, distribution, and manufacturing tenants — companies that require efficient, scalable space with proximity to labor and regional access. It's a strategic investment in both the city's economic future and the evolving needs of today's industrial users."

New England Construction is serving as general contractor, with CI Design as architect and DiPrete Engineering as civil engineer. Construction milestones include foundation completion by December 2025, roof and enclosure by April 2026, and substantial completion by August 2026.

Blackstone Distribution Center also features an acre of outside storage, generous truck court depths with concrete dolly pads, onsite truck turnaround, an ESFR sprinkler system, and a new dedicated turn lane for trucks connecting 1 Moshassuck St. to Main St. — enhancing both access and flow for industrial traffic.

The JLL team representing JK Equities includes senior managing directors Michael Ciummei, Joe Fabiano, and Rachel Marks; managing director Sean Lynch; senior vice president Chelsea Andre; and associate Dane Caracino.

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