



SPINNAKER GROUP, INC.

2500- 25,000 SQFT FOR LEASE
659 South County Trail, Exeter RI
\$6.00 - \$10.00 Per Square Foot NNN



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SPINNAKER GROUP, INC.

2500- 25,000 SQFT FOR LEASE

Offering memorandum

Location: 659 South County Trail (Route 2) Exeter

Municipality: Exeter Rhode Island

Acreage: 9.09+/-

Tax ID: 00-4024-34, **Parcel ID:** 76-6-13

Current Zoning: Commercial Business

Utilities: Well, Septic, electric, phone , cable, Generator , T 1 lines

Ceiling height : 16-24

Traffic Count: over 18,000 CPS

Avg Income: \$94,643

Can be sub-divided

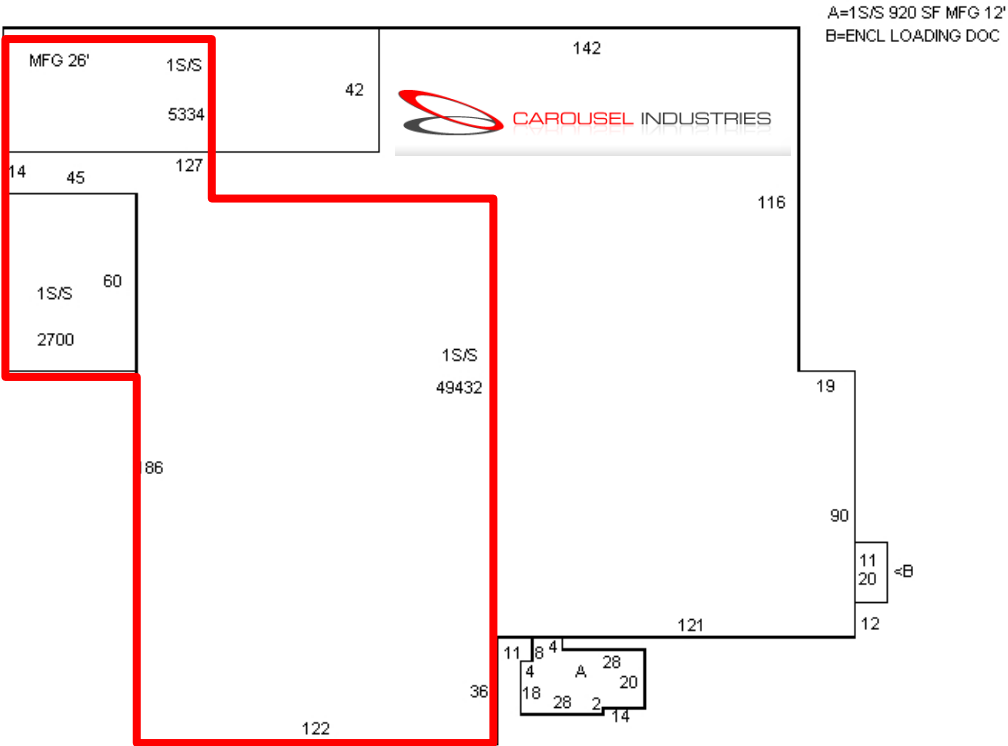
Current condition: 1 building with 58386 SFT +/- ,of that 25,000 is available

Multiple uses: Retail Showroom warehouse with manufacturing. Technology center, Information command systems, multiple entrances for multiple users,

Best use would be for a technology user to work with or complement the current tenant, Carousel industries.

Close to I-95, and the University of Rhode Island, convent to all of southern Rhode Island. Flexible floor plan, fully sprinklered loading docks,

Layout of building with Available Space



Sketch by Apex IV™

