



SPINNAKER GROUP, INC.

8700 SQFT FOR LEASE
446 Main St Wakefield Rhode Island
\$7.00 – \$9.00 Per Square Foot



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SPINNAKER GROUP, INC.

**8700 SQFT +/-
Wakefield RI**

Offering memorandum

Location: 446 Main St Wakefield ,Washington Count, Rhode Island

Municipality: Wakefield

Acreage: .82+/-

Current Zoning: Commercial Downtown

Utilities: town water and sewer, electric, phone and cable

Traffic Count: over 11,000 CPS

Avg Income: \$75,398

Can be sub-divided

Current condition: 1 building with 8700 SFT +/- , One retail area 1000 SQFT, one 5000 sqft clear span with 19ft ceilings, and one industrial space 2700 SQFT

On Main St ,near RT 1.

Near all shopping perfect for a custom boat, auto, or motorcycle shop. Also ideal for retail or office. Plenty of onsite parking.

Next to a High volume resturant

Tax map of the Subject



SPINNAKER GROUP, INC.

Current Building

