

BUILDING FOR LEASE



51 TECHNOLOGY WAY

WEST GREENWICH, RI

\$12/SQ.FT.



SPINNAKER GROUP, INC.

Andy Kushner

(401) 603 - 8511

akushner@spinnngroup.com

Kate McMorrow

(401) 477 - 0405

kcmorrow@spinnngroup.com

PROPERTY HIGHLIGHTS



Leasing at \$12/sq.ft. and formerly a daycare/early childhood center, this building is ideally suited for R&D, medical space, office space or to remain an early childhood education center.

This single story space has a mixture of large open rooms and offices located throughout different sections of the space. The building also offers a kitchen area, designated fenced in outdoor space and two outdoor storage buildings.

The property is conveniently located close to I-95, just moments from the on-ramp.

LEASABLE AREA

11,000 sq. ft.

LOT SIZE

7.8 acres

ELECTRIC SERVICE

1200 amps of power,
with 208Y/120 volts with a
three phase four wire system

LEASE PRICE

\$12/sq.ft.

HVAC

Rooftop mounted
gas-fired forced hot air

ADDITIONAL FEATURES

Full kitchen
2 outdoor storage buildings
Front and back foyer entrance
Direct exterior access for all larger spaces

CEILING HEIGHT

9' - 12'

UTILITIES

Sewer - West Warwick Regional
Waste Water Facility

Gas - Rhode Island Energy

Water - Kent County Water Authority



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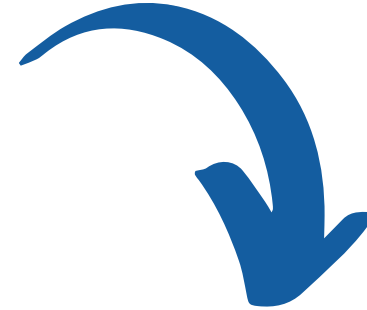
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ZONED FOR



- Private nursery, elementary, or vocational school
- Research, development and testing laboratories
- Medical, health and legal services
- Medical hardware
- Pharmaceutical preparations
- Computer/Electronic hardware
- Engineering and architectural services
- Professional services, private employment agencies or investment companies
- *Offices:*
 - real estate, insurance, loan and law offices
- Private employment agencies
- Business and management consulting



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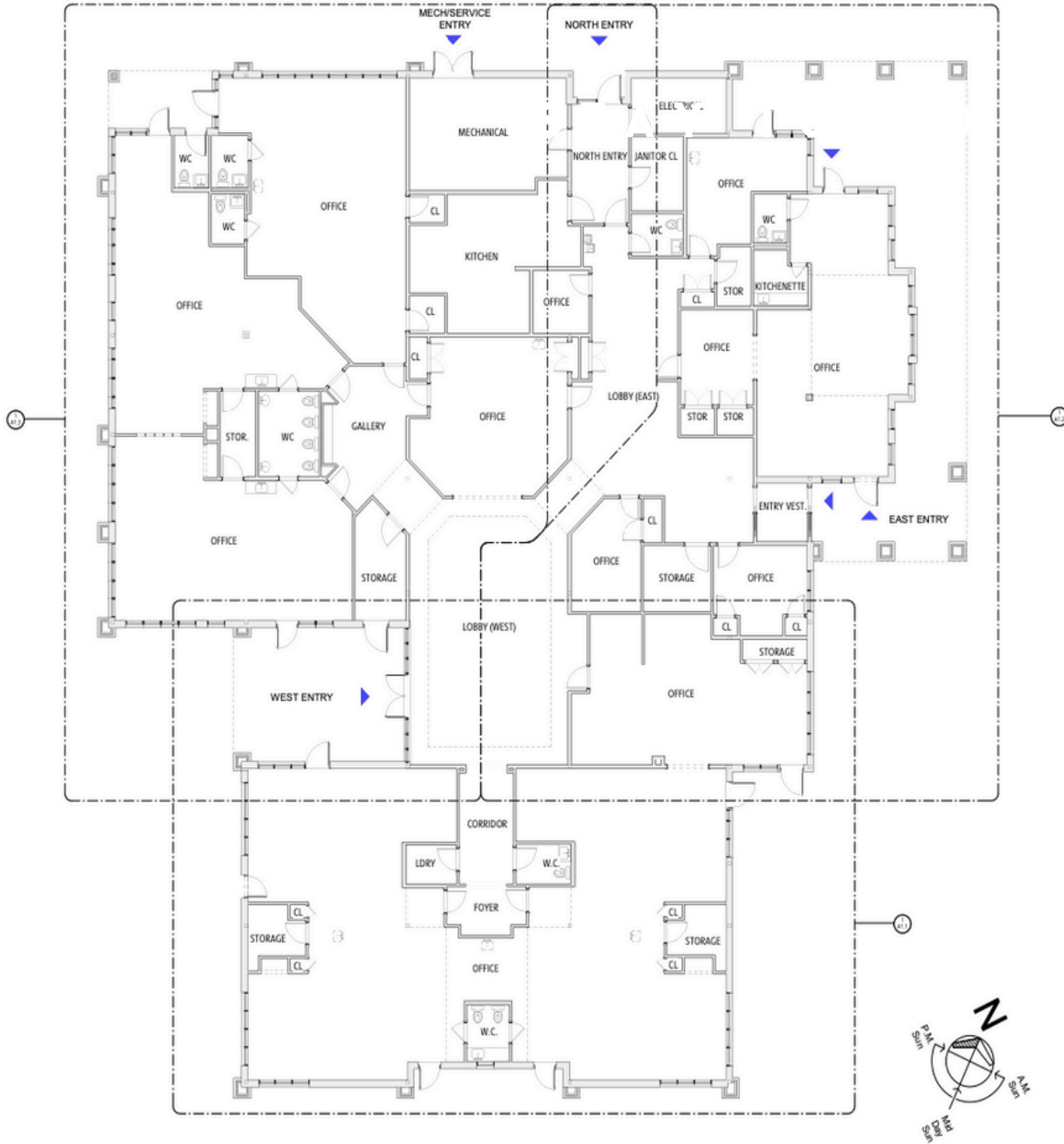
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Front of the Building

**FLOOR
PLAN**

DEMOGRAPHIC ANALYSIS

TOWNWIDE

KEY FACTS

6,683

Population

2,316

Total Households

2,473

Housing Units

\$119,137

Average
Household
Income

3

Average
Household Size

0.24%

Annual Population
Growth '21 to '22

Date reported by point2homes.com and
rhodeisland-demographics.com



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THE INTERIOR



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THE EXTERIOR



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