

FOR LEASE

200

NORTH MAIN STREET

ATTLEBORO, MA



Dodge Mill Realty, LLC

PROPERTY SUMMARY



LOCATION DESCRIPTION

200 North Main Street features 8,514 square feet of versatile space, housing a diverse mix of tenants. The property includes an Airbnb, creative arts and holistic services, a hair salon, boutique retail shops, and manufacturing space. The building features a strong electrical infrastructure, providing 400 amps of 240-volt, 3-phase power, ensuring reliable and ample energy for a variety of commercial operations.

PROPERTY DESCRIPTION

Formerly the Knobby Krafter Building, this mature, multi-use property is strategically located just 3 miles from I-95, with easy access to I-295, which is only 6-7 miles away in total, and only 25 minutes from I-495. The site offers excellent regional connectivity, with quick access to major cities such as Providence (20 minutes) and Boston (50 minutes). All key amenities, including dining, banking, and daily conveniences, are located just 1/2 mile away in downtown Attleboro.

Building Type: Class B

RBA (Rentable Building Area): 8,514 SF

Year Built: 1849

Floors: 2

Tenancy: Multiple tenants

Docks: 1 external dock

Parking: 22 spaces, with a parking ratio of 1.89 spaces per 1,000 SF

Lot Area: 3.81 acres

Zoning: GB IND SRB (General Business, Industrial, and Single-Residential Business zoning)

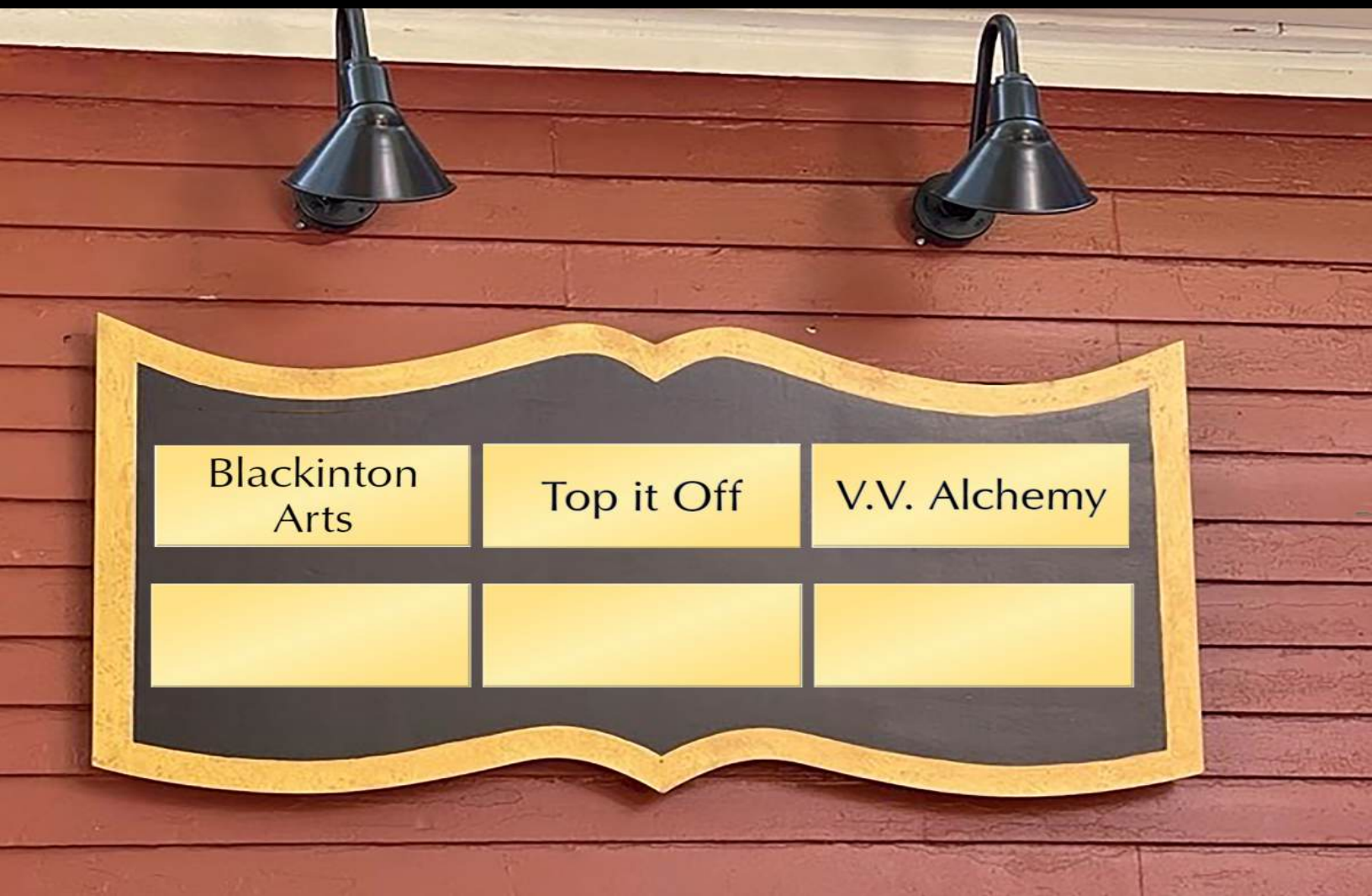
OFFERING SUMMARY

- Lease Rate: Negotiable
- Available SF: 400-5,000 SF
- Building Size: 8,514 SF

EXTERIOR SIGNAGE



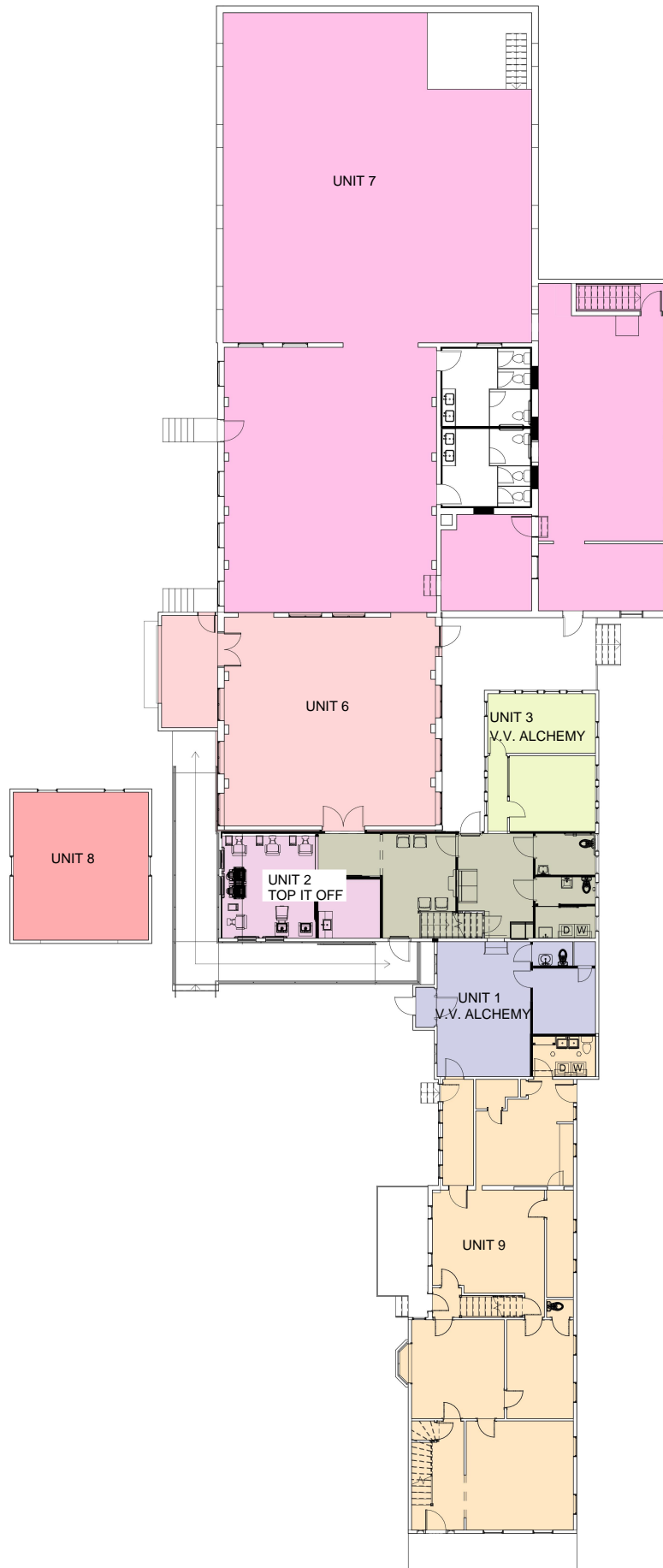
EXTERIOR SIGNAGE



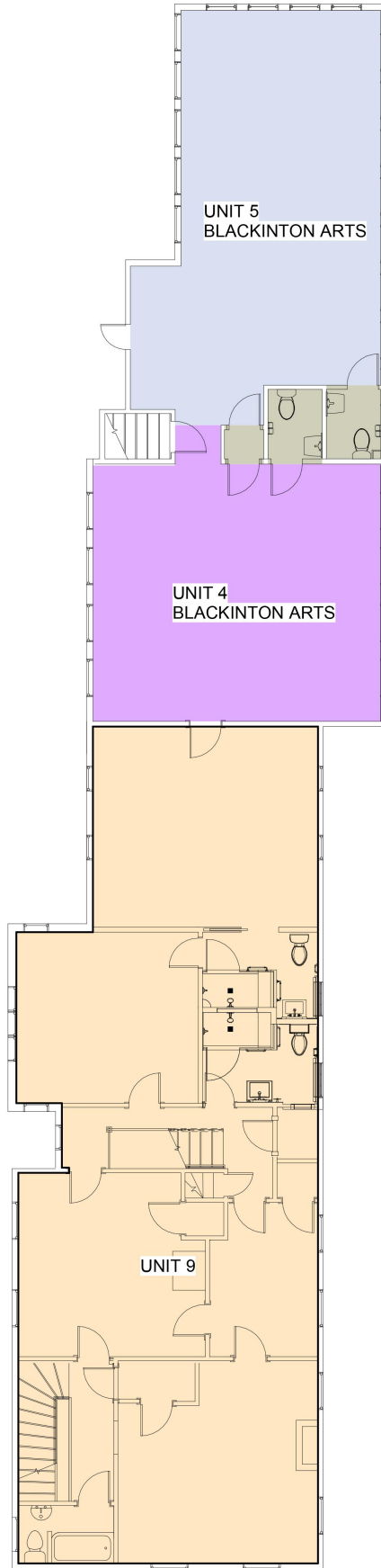
CONCEPTUAL SITE PLAN



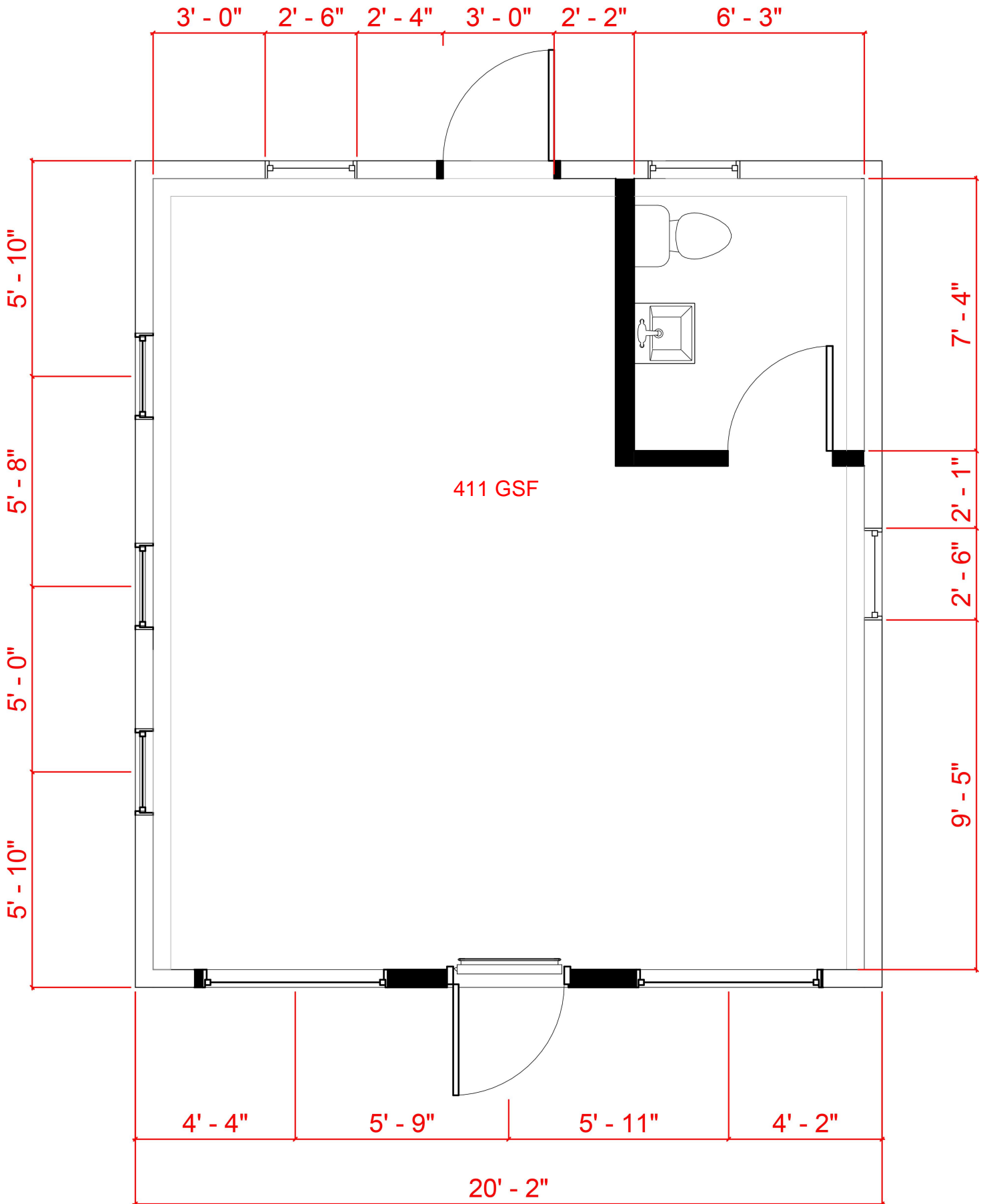
UNIT FLOOR PLANS - LEVEL 1



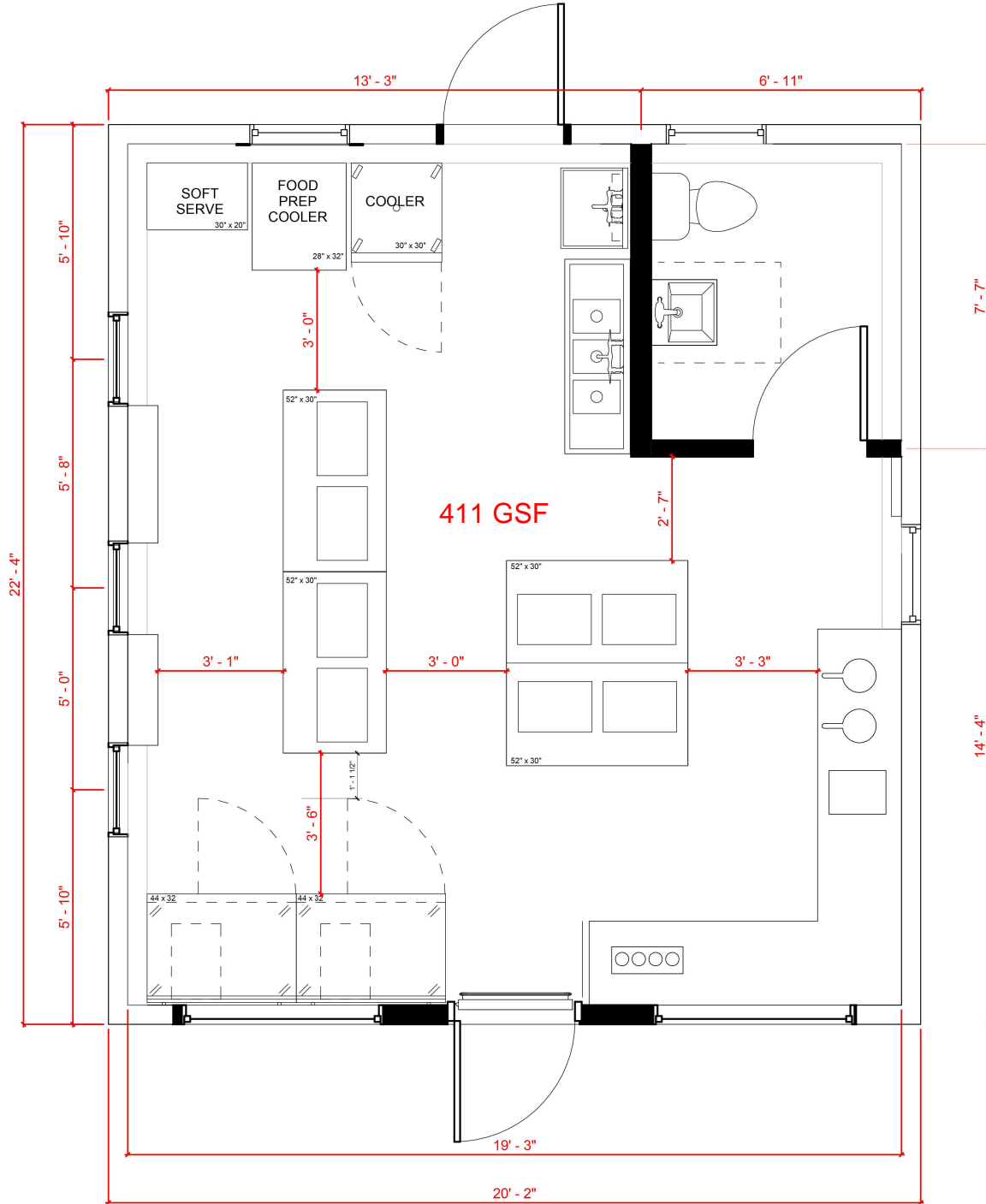
UNIT FLOOR PLANS - LEVEL 2



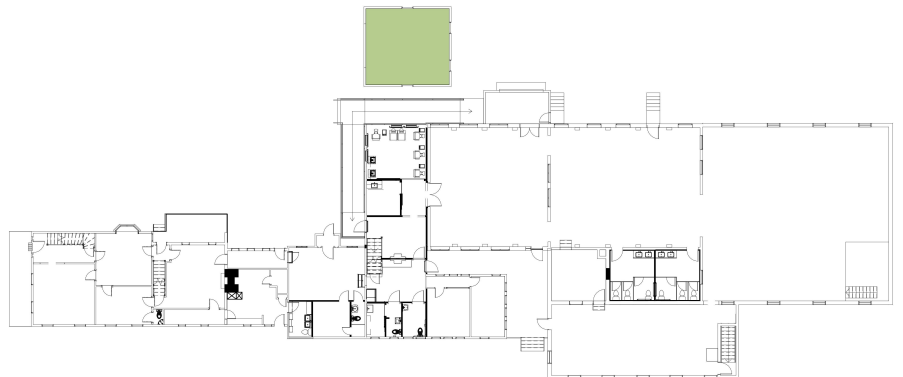
FLOOR PLAN - UNIT 8



POTENTIAL SCHEMATIC LAYOUT - UNIT 8



KEY PLAN



INTERIOR - UNIT 8



LEFT SIDE - UNIT 8



FRONT FACADE - UNIT 8



RIGHT SIDE - UNIT 8



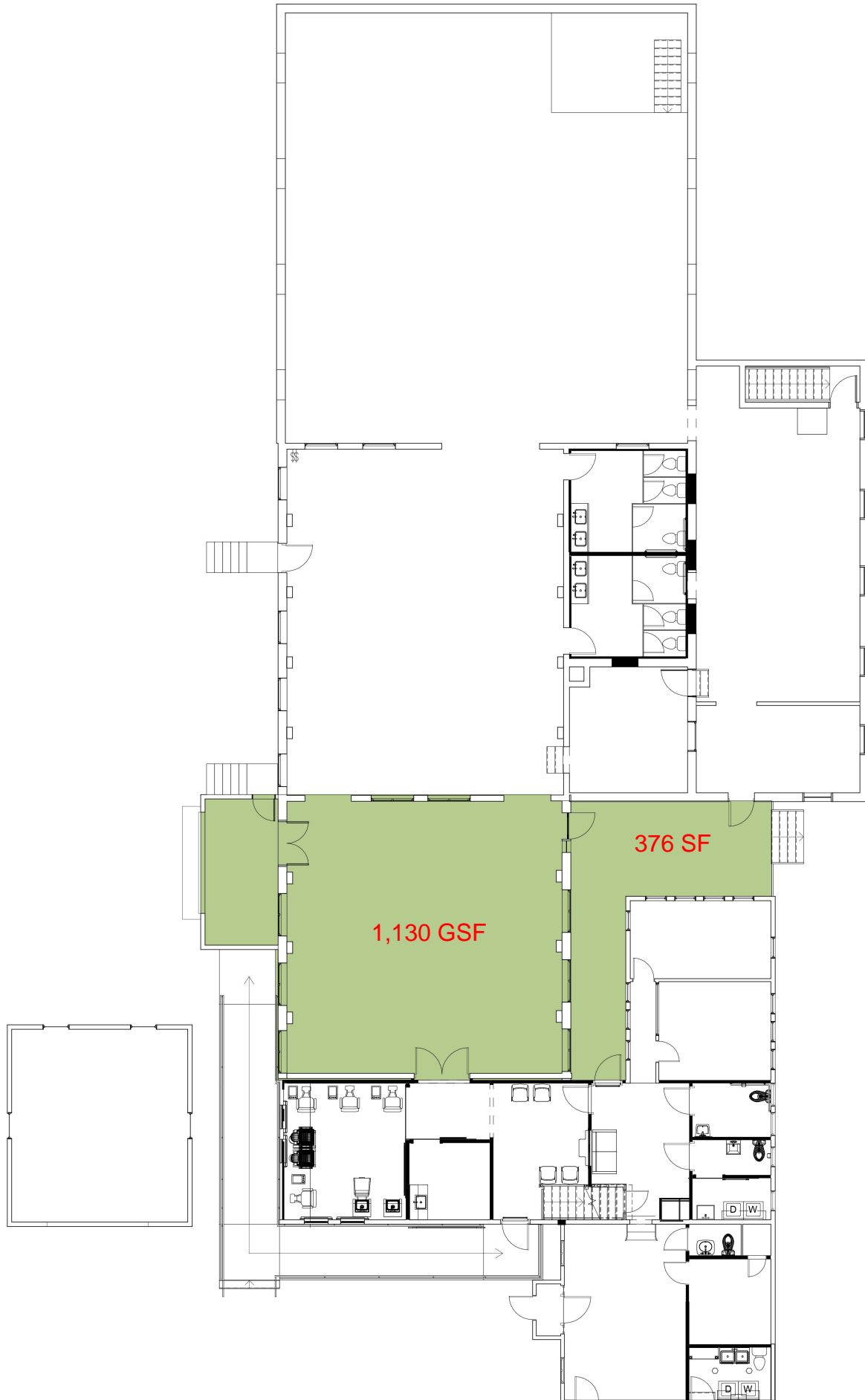
CONCEPTUAL RENDERING - UNIT 8



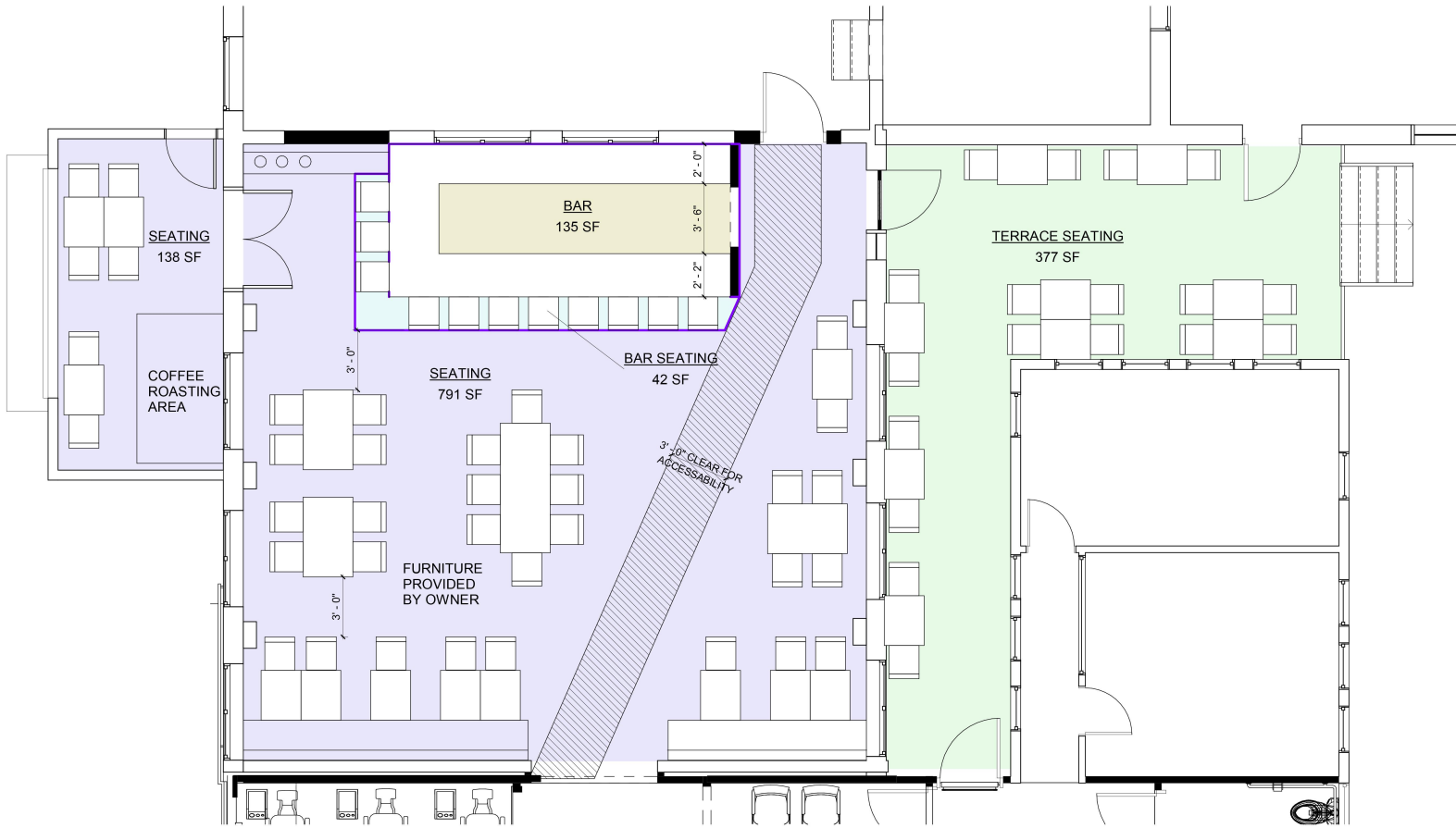
CONCEPTUAL RENDERING - UNIT 8



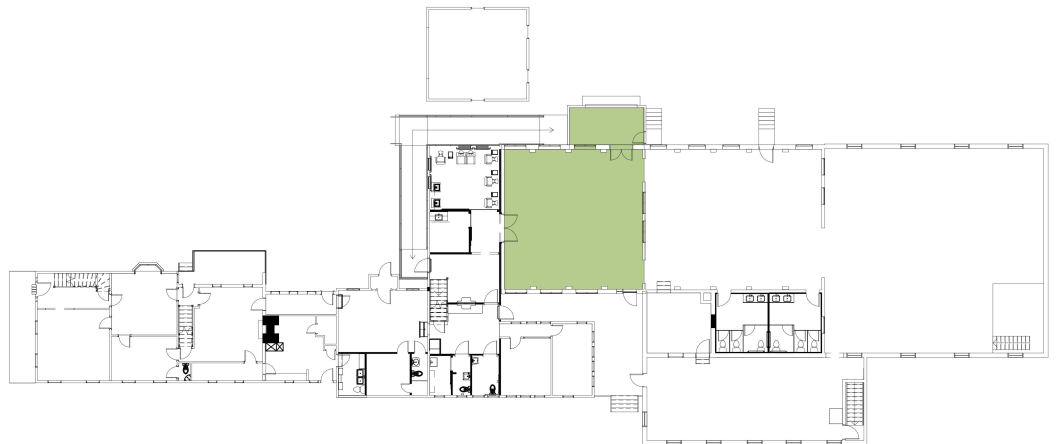
UNIT 6 - FLOOR PLAN



POTENTIAL SCHEMATIC LAYOUT - UNIT 6



KEY PLAN



UNIT 6



CONCEPTUAL RENDERING - UNIT 6



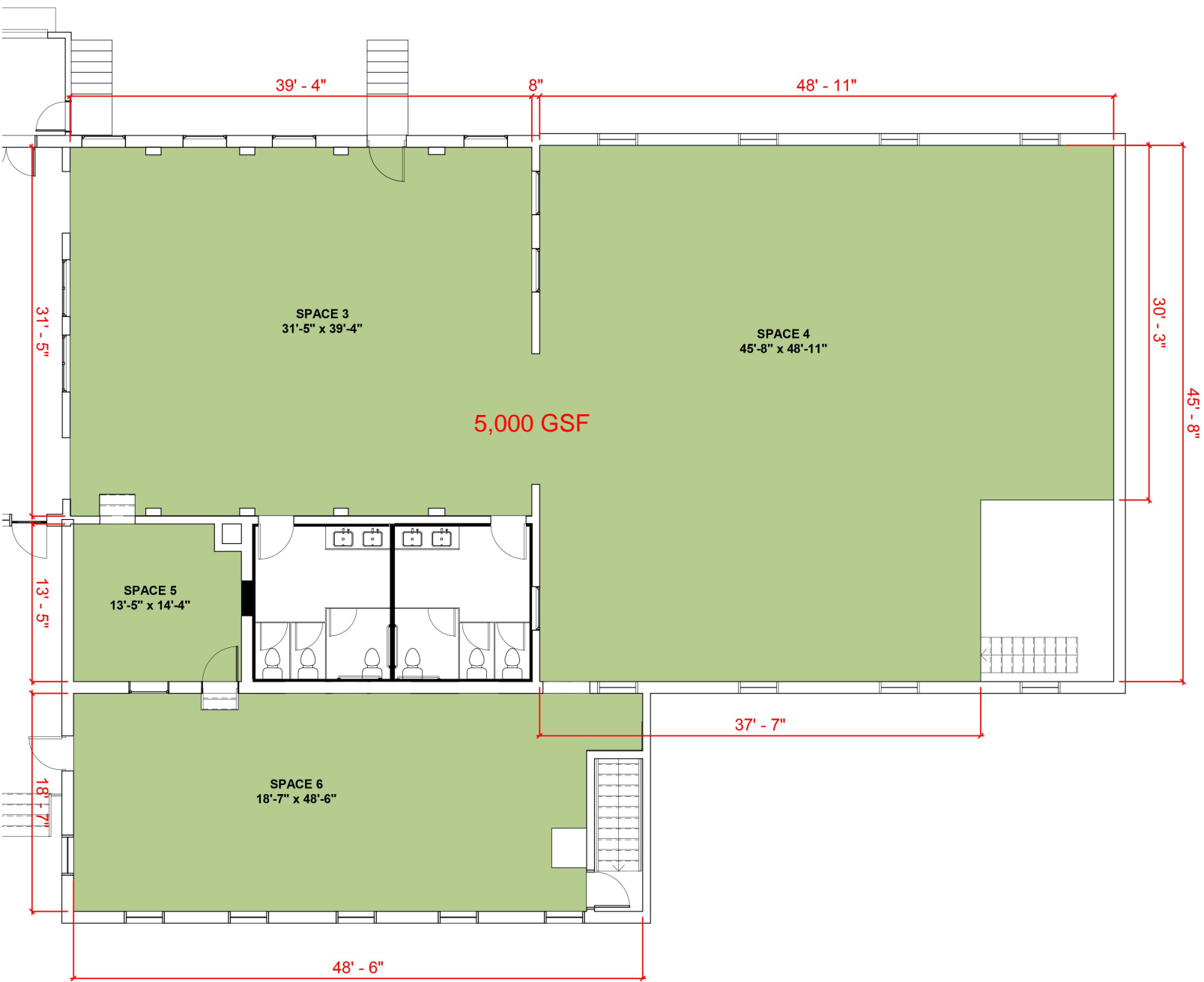
UNIT 6



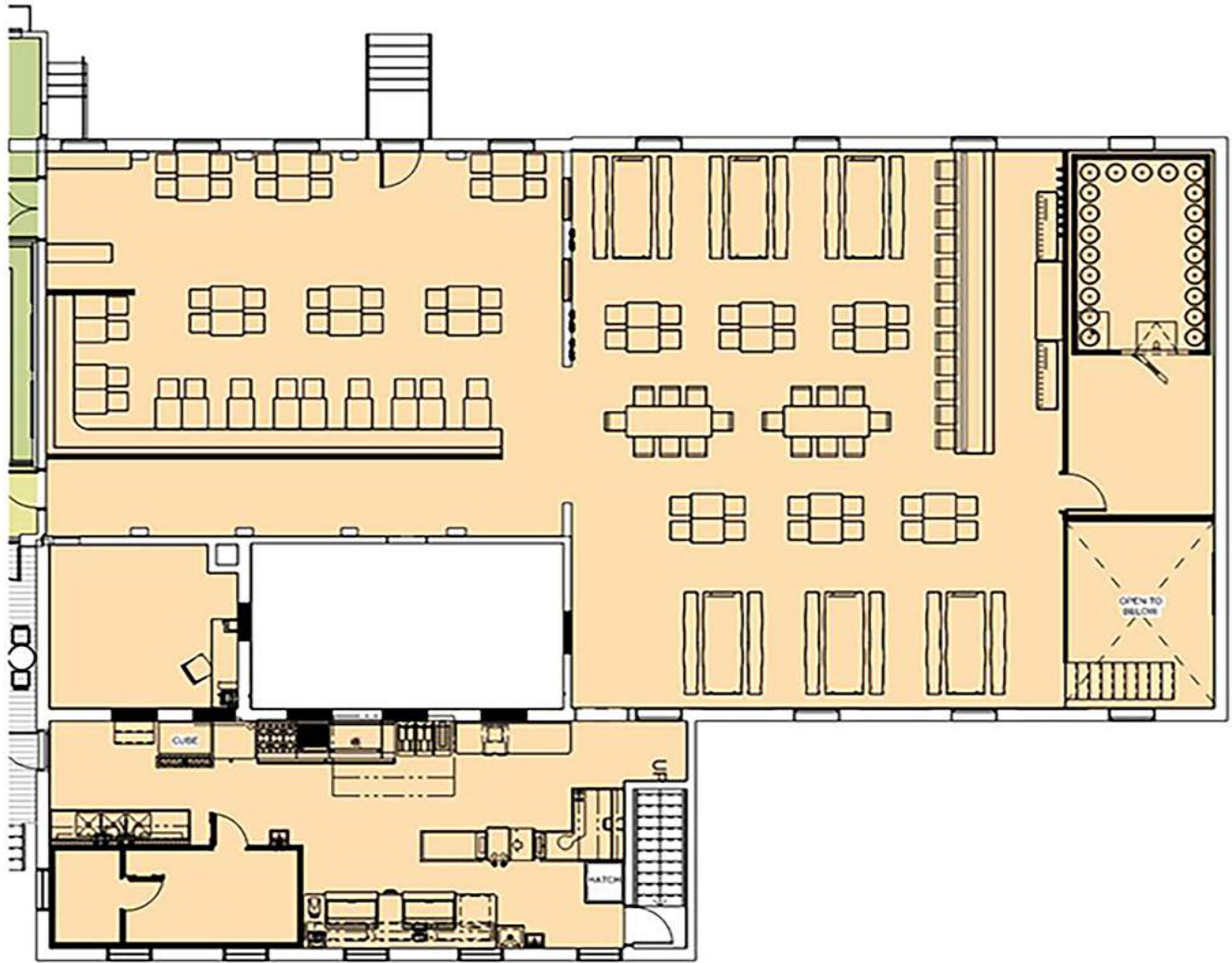
CONCEPTUAL RENDERING - UNIT 6



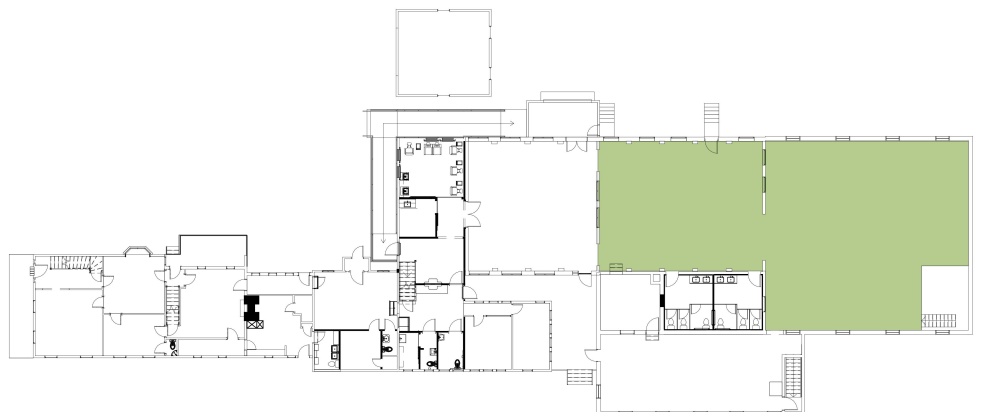
FLOOR PLAN - UNIT 7



POTENTIAL SCHEMATIC LAYOUT - UNIT 7



KEY PLAN



UNIT 7 - SPACE 1



CONCEPTUAL RENDERING - UNIT 7



CONCEPTUAL RENDERING - UNIT 7



UNIT 7 - SPACE 4



UNIT 7 - SPACE 4



UNIT 7 - SPACE 4



UNIT 7 - SPACE 4



UNIT 7 - SPACE 2



UNIT 7 - SPACE 3



UNIT 8 - SPACE 3



UNIT 8 - SPACE 3



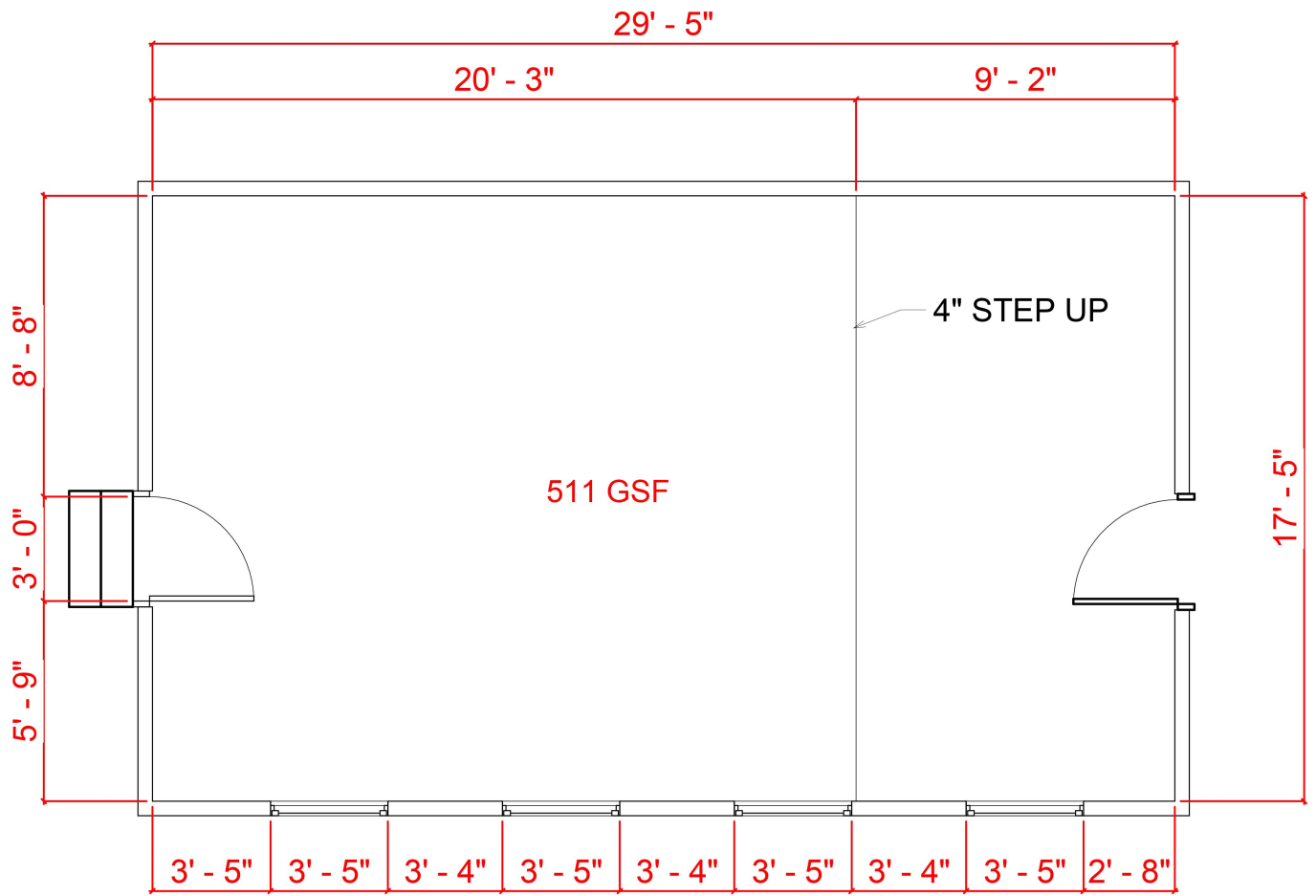
UNIT 10 - EXTERIOR



UNIT 10 - EXTERIOR



UNIT 10 - FLOOR PLAN



SITE PLAN - UNIT 10

