

# .83 Acres with 8,840± sf Office/Garage/Wash

## Across from TF Green Airport & Transport Hub

Former Dollar Car Rental Site • Warwick Station Dev District Intermodal Zone



Visibility & access in City Centre Warwick high traffic area at the corner of US Rt 1 & Alhambra Rd with easy access to I-95, I-195, I-295 & all forms of transit

***Selling in Entirety  
to the Highest Bidder,  
Regardless of Price***

**Zoning:** IM - Intermodal Zone of WSDD – Warwick Station Dev District, CCW - City Centre Warwick

**Parcel IDs:** Map 323 Parcels 429 & 423

**Site:** .83± acres [36,155± sf] with parking & 125± ft of frontage on Rt 1

**Building:** 8,840± sf GLA concrete block construction, fully renovated in 1999

**Features:** 4,180± sf office, reception area, garage service area with 2 overhead doors & lifts, interior carwash with 2 overhead enter/exit doors, 2,200± sf unfinished basement, gas fired HVAC, 800 amp 3-PH electric

**Utilities:** City water & sewer, electric, gas, broadband coverage area

**See Property Info Package:** Zoning, tax incentives, environmental, traffic

**Property Tour:** Thur, May 30 (11am-1pm)

**JJ Manning**  
AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**

**ABSOLUTE AUCTION: Thursday, June 6 at 11am On-site**

# WARWICK, RI

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## 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



**Terms of Sale:** 10% certified deposit of which \$20,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 6/7/19. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:** Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

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BRO 1667  
REF 19-1823