

ABSOLUTE AUCTION AUBURN, MA



**Highly Visible Industrial Land
On Rt. 20 Abutting I-90/MA Turnpike
Auction On-site
Thursday, October 10 at 11am**

Selling to the Highest Bidder, Regardless of Price

JJ Manning

— AUCTIONEERS —

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



Sale Pursuant to the Order of a College

REF 19-1846
BRO 1680
MA AUC LIC 3184
MA BROKER LIC 5850

ABSOLUTE AUCTION 56± ACRES

**Highly Visible Industrial Land
Priority Development Area**



190 Washington St. (Rt. 20)

AUBURN, MA

**On Rt. 20 Abutting I-90/MA Turnpike
6± Miles to Worcester CSX Intermodal Facility**

**Auction On-Site
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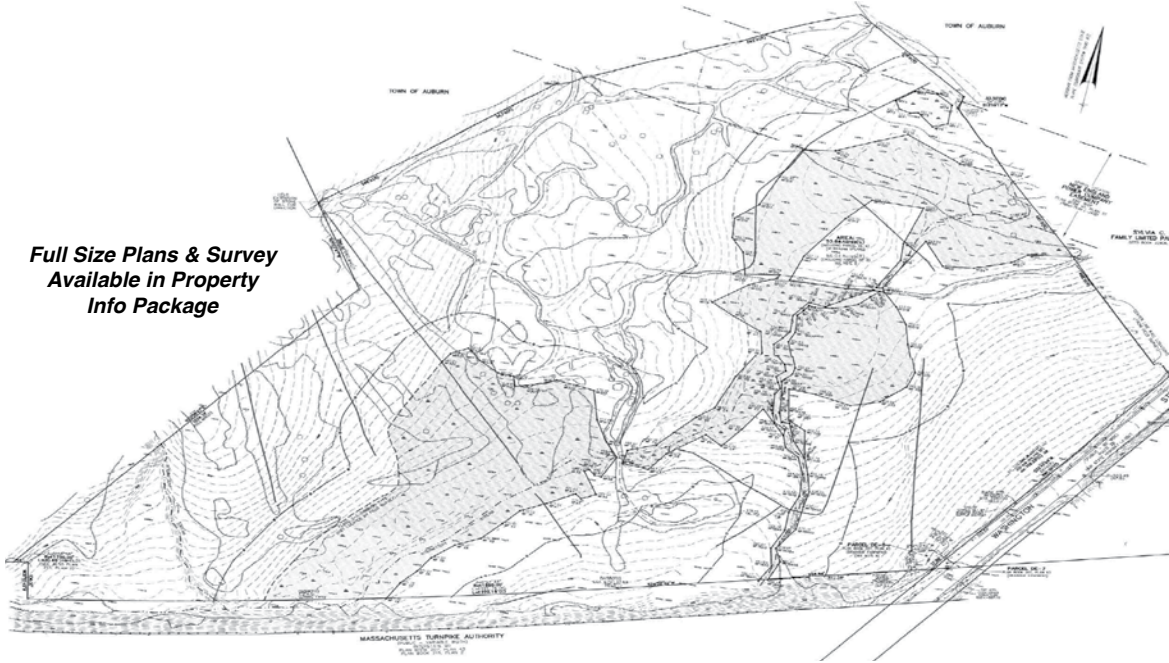
56± Acres Industrial Land Abutting MA Pike

190 Washington St. (Rt. 20), Auburn, MA

6± miles to Worcester CSX Intermodal Facility

ABSOLUTE AUCTION: Thursday, October 10 at 11am On-site

Full Size Plans & Survey
Available in Property
Info Package



Identified as a Priority Development Area (PDA) by the Town of Auburn & centrally located within 2± miles of Routes I-90, 146 & 290, this property offers great visibility in a high-traffic area with easy access to Worcester, Boston & Providence facilitating many uses

RE Tax Assessment (2019):

\$1,124,500

RE Appraisal (12/2016): \$1,710,000

Parcel ID: Map 34, Lot 4

Zoning: IP – Industrial Park

Site: 56± acres with 37± acres of upland

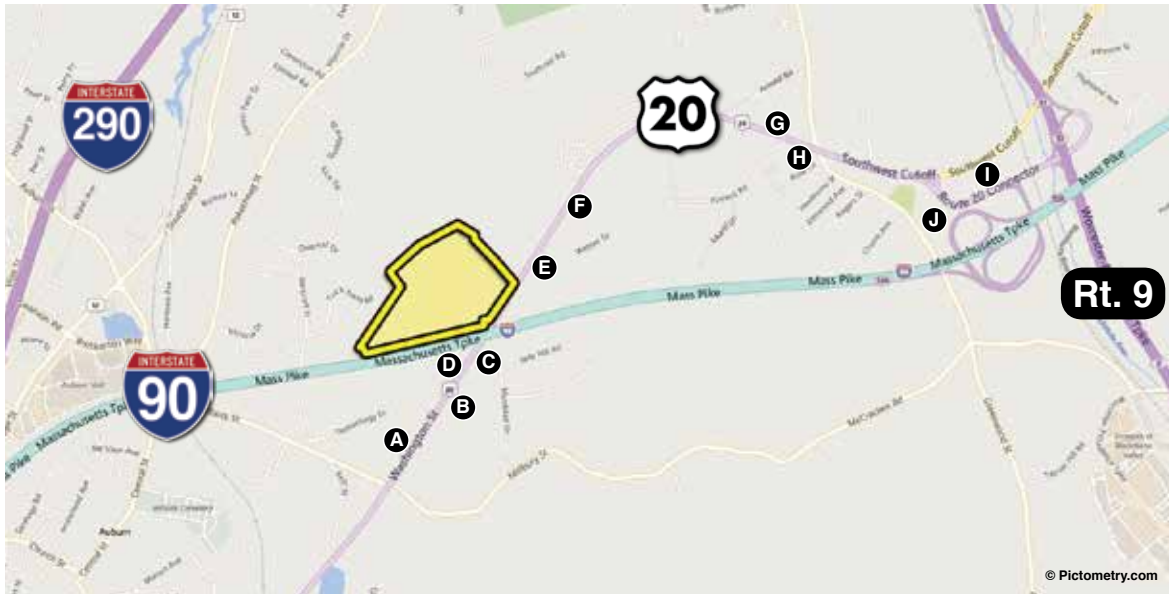
Frontage: 1,850± ft. on I-90 & 725± ft. on Rt. 20

See Property Info. Package:

Available utilities, New England Power Company easement, corporate park feasibility study, soil study, survey & more

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- A Harvey Building Products
- B Extra Space Storage
- C Penske Track Storage
- D CubeSmart Self Storage
- E Future Home of Patrick Subaru
- F Lundgren Honda
- G Wendy's
- H McDonald's
- I Park & Ride
- J MA State Police – C2 Millbury

Terms of Sale: 10% deposit of which \$25,000 must be presented in certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Friday, October 11, 2019. Balance in 45 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.

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% Broker Commission Offered. Visit www.JJManning.com, mandatory broker pre-registration requirements.

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Info., Plans, Broker Reg. & Full Terms at:

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