33 Minnesota Avenue
Warwick, Rhode Island



sweeney
REAL ESTATE & APPRAISAL

THOMAS O. SWEENEY, SIOR

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33 Minnesota Avenue, Warwick, Rhode Island

AVAILABLE SPACE

Total of 34,688± SF flex building with 4,250± SF of office space & 27,300± SF single level warehouse on 1.68 acres of land

CEILING HEIGHTS

14 FT

LOADING

There are two (2) Loading Docks & two (2) 10x10 Drive-in-Doors

POWER

Heavy (3-Phase; 480v)

LOCATION

Just off Post Road (RT-1) in Warwick, with quick access to RT-37 & I-95

HVAC

Heating: Gas, Forced Air
Cooling: In Office Space Only

PARKING

30+ Lined Parking Spaces

ZONING

Light Industrial District (LI): used for limited or light industrial purposes generally of a less intensive nature than those allowed in the general industrial district.

TAXES

The estimated taxes for this site in 2026 are $40,180/year.

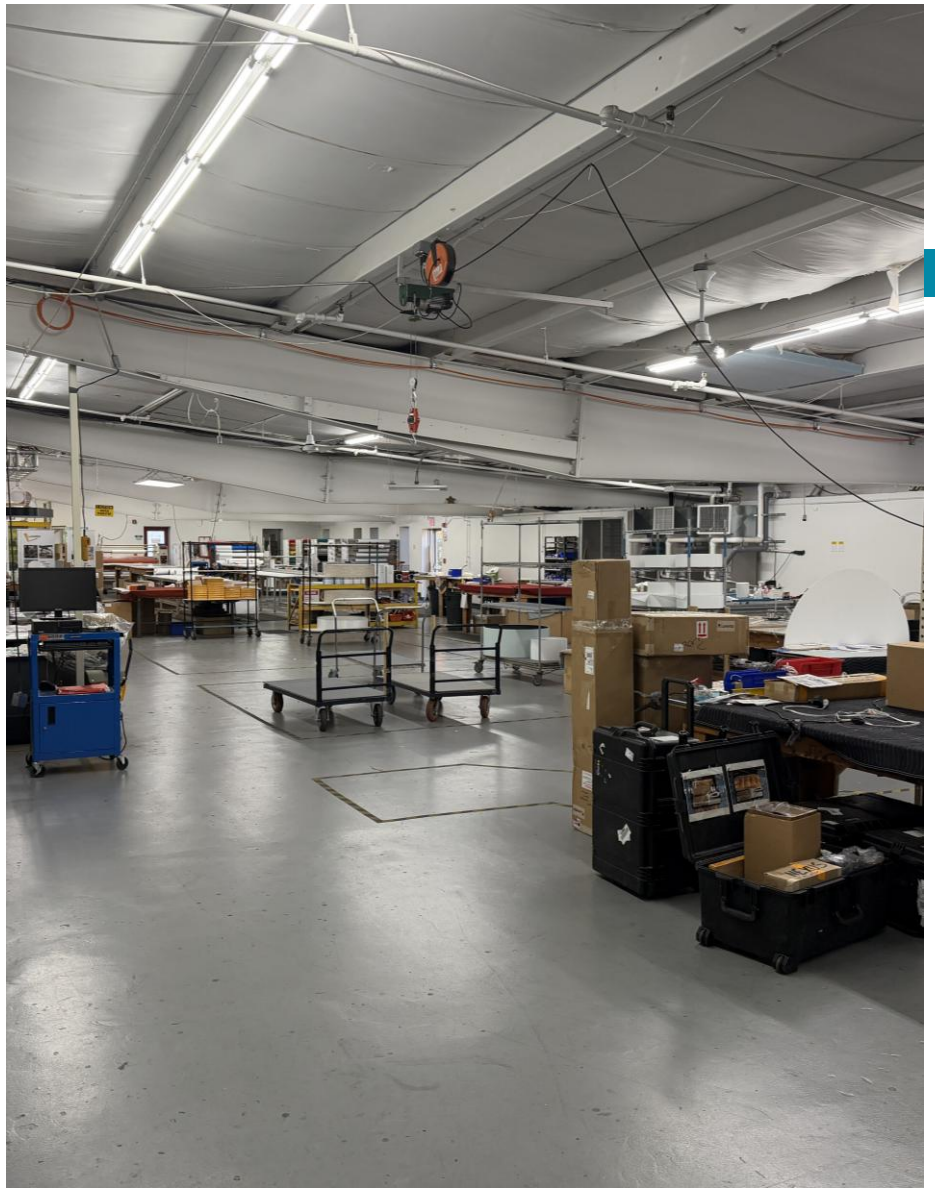
ADDITIONAL COMMENTS

Small finished lower level (1,750± SF)

FOR SALE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.



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ASKING PRICE

The asking price for this site is $2,600,000

ESTIMATED TAXES

The 2026 estimated taxes are $40,180

PLAT & LOT

The site is located on lot 264 in City of Warwick Plat 309

INVESTMENT

This property is ideal for an owner/user

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CONTACT

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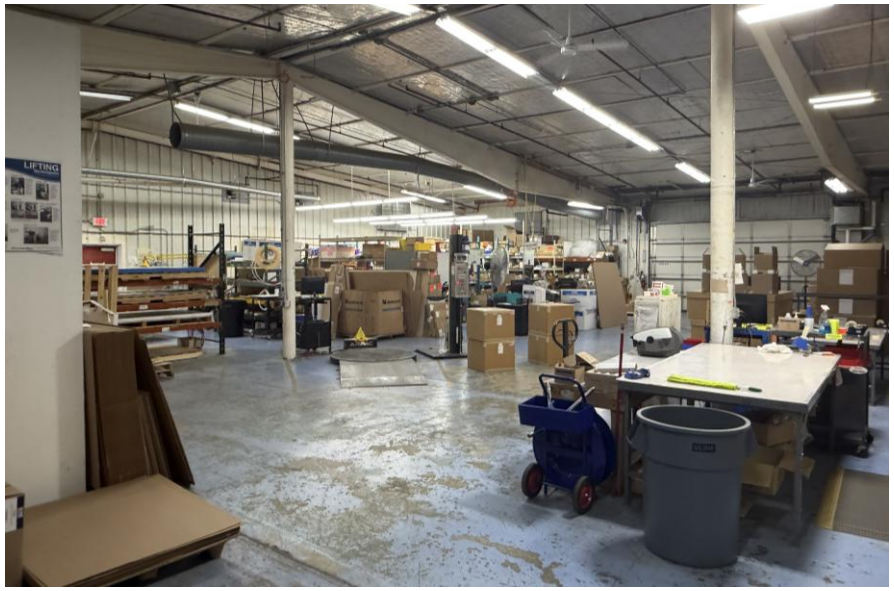
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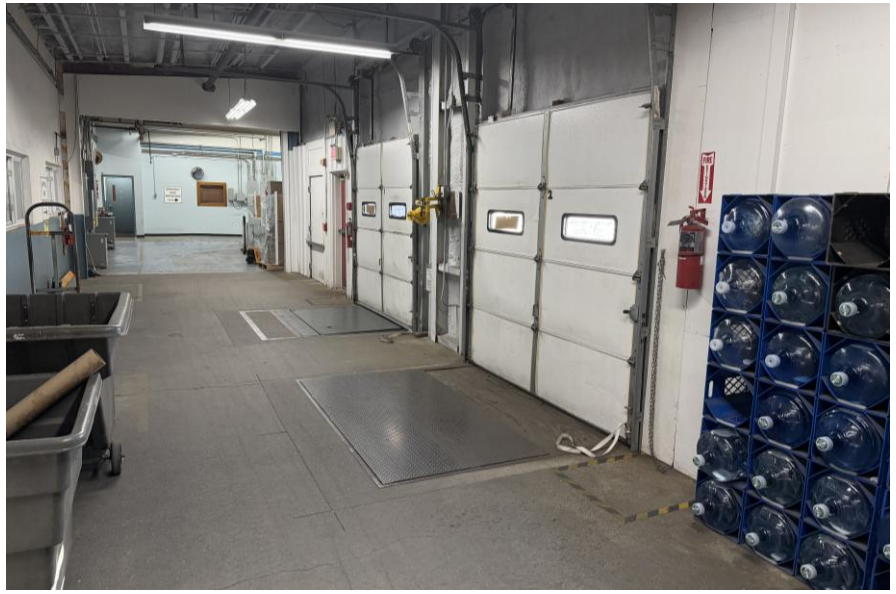
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