

REAL ESTATE AUCTION



- Built in 1974.
- Roof was replaced subsequently, and appears in good condition.
- Survey available for inspection.
- 40,000 SF building (+/-) on 4.4 Acres, fenced.
- Interior: approximately 6,000 SF of semi-finished office space
- 8 dock height and 4 ground level loading garage doors, cross access.
- Mostly clear span inside of warehouse, estimated interior height 20-25'
- Environmental report will be available for inspection.
- Zoned: Industrial, fire-sprinkler protection, city water and sewer.
- All personal property will be removed from premises.
- Electric vandalized from exterior and inside of building, formerly 2500 amp service, now serviced with only 100 Amp temporary electrical service.
- Formerly refrigerator/freezer building, converted to warehouse.



TERMS OF SALE

Seller to provide title insurance at its expense.

Buyer to pay all other closing costs, including documentary stamps on the deed to transfer property

REGISTRATION: Registration is required to become eligible to bid, at 10:00 AM Morning of Sale

DEPOSIT: \$50,000 cash or cashiers check required to bid. An additional \$100,000.00 must be deposited in escrow by 1 PM the following day, and the balance due at closing. If you want to pay via check with a letter of guarantee this must be arranged in advance with auctioneer, and must be in required format, with original forms brought to auction.

CLOSING: Closing will be held on or before April 10, 2014. At which time the balance will be due plus the buyers premium, less all deposits held in escrow.

PAYMENT: Cash only, no financing is available for this transaction.

BUYER'S PREMIUM: 10% Buyer's Premium will be added to the price, 2% co-broker fee will be paid by auctioneer to qualifying real estate broker. Broker must pre-register client at least 3 days prior to auction to receive 2% brokerage commission paid at closing.

BUILDING SOLD: As is, where is, with no guarantees or warranties.

SUBJECT TO PRIOR SALE

All information in this brochure was derived from sources believed to be correct but it is not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property and records. All dimensions, sizes, and acreages are approximate. The property will be sold subject to any applicable federal, state and/or local government regulations. Property will be sold "AS IS WHERE IS". Subject to prior sale.

TENANTS: There are two month to month tenants, one tenant stores and distributes event supplies, the other is a trucking company. Seller is under negotiation for a nationally recognized tenant to lease the entire warehouse for at least one year. If you are interested in receiving a copy of this information please sign a confidentiality agreement and the seller will forward this information to you.

NOTE: All tenants will vacate the premises at the request of the purchaser, at the expense of the seller, at a reasonable time period, estimated 60 days.