

# INDUSTRIAL REAL ESTATE AUCTION

**REAL ESTATE to SELL @ 12 NOON**

1776 Hilltop Road-Berrien Co.-St. Joseph Charter Twp.

**WEDNESDAY, APRIL 23rd - REAL ESTATE OFFERED @ 12 NOON**  
 Inspection Date: Wednesday, April 16th from 12:00 - 2:00 p.m.



**Building Description:**  
 Manufacturing/Warehouse SF 97,000 sq. ft.  
 Office SF: 8,696 sq. ft.  
 Total Area SF: 105,696 sq. ft.  
 Year Built: 1957, remodeled—1969 & 1987  
 Foundation: Poured concrete w/ footings  
 Construction Type: Metal  
 Ceiling Height: 14'—27'  
 Heating: GFA/Space Heaters in Manufacturing  
 Docks: 5

**Site Description:**  
 Zoning: I-1 (Light Manufacturing)  
 Class: Industrial  
 Acreage: 21.5 Ac.  
 Access: Public road  
 Parking: Ample  
 Trailer Parking: Yes

**FOR ADDITIONAL INFORMATION VISIT [WWW.CHARLESTONAUCTIONS.COM](http://WWW.CHARLESTONAUCTIONS.COM)**

**Method of Payment:** A non-refundable earnest money deposit of Ten Percent (10%) of the purchase price will be required the day of sale with the balance due the day of final closing. Closing to be within 30-45 days of auction. This real estate is being sold for cash and your bidding is not contingent upon financing. Have your financing prearranged prior to auction day.  
**Acceptance of Bid:** Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The property is selling subject to confirmation of the seller.  
**Buyer's Premium:** In order to determine the final sales price of the real estate, a 3% buyer's premium will be added to the winning bid.  
**Title:** Seller will provide buyer with a commitment of title insurance in the amount of the purchase price insuring the transfer and marketability of title. Seller will provide buyer with a fully executed deed transferring title to the buyer.  
**Taxes:** Shall be prorated to the day of closing.  
**Possession:** Day of final closing.  
**Agency:** Charleston Auctions/ Charleston Real Estate are the exclusive agents of the seller.  
**Survey:** The seller will not provide buyer with a survey. If buyer or buyer's lender requires a survey, it will be at the sole cost of the buyer.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions made by the Auctioneer are final.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 Fort Wayne, IN  
 PERMIT #1420



433 Council Drive, Fort Wayne, IN 46825

# AUCTION

**Chardon Rubber Company**

**Plant Closing:  
 INDUSTRIAL RUBBER GOODS DIVISION**

**Sale Location:** 1776 Hilltop Road  
 St. Joe, Michigan 49085

**WEDNESDAY, APRIL 23<sup>rd</sup> - 10:00 a.m. Local Time**  
**Preview Inspection:** Tuesday, April 22<sup>nd</sup>  
 9:00 a.m.-5:00 p.m.

# AUCTION

**REAL ESTATE to SELL @ 12 NOON**

**Plant Closing:  
 INDUSTRIAL RUBBER GOODS DIVISION**

**Chardon Rubber Company**

**Sale Location: 1776 Hilltop Road  
 St. Joe, Michigan 49085**  
*(St. Joseph located Approx. 50 miles South of Grand Rapids, MI)*

**WEDNESDAY, APRIL 23<sup>rd</sup> • 10 A.M. LOCAL TIME**

**Preview Inspection: Tuesday, April 22<sup>nd</sup> • 9:00 a.m. – 5:00 p.m.**



(1 of 2) 1998 R.E.P. 400 TON INJECTION PRESSES



1993 R.E.P. 400 TON K STYLE INJECTION PRESS



ADAMSON 60" RUBBER MILL



1998 MAPLAN 400 TON INJECTION PRESS

Live Internet Bidding  
**BidSpotter.com**  
[www.bidspotter.com](http://www.bidspotter.com)  
 to register



Live Internet Bidding  
**BidSpotter.com**  
[www.bidspotter.com](http://www.bidspotter.com)  
 to register

**Auctioneers:** Robert Charleston • Chad Olson • Adam Olson • EJ Olson



**E-Mail us: [info@charlestonauctions.com](mailto:info@charlestonauctions.com)**  
**or visit our website: [www.charlestonauctions.com](http://www.charlestonauctions.com)**  
**1-260-373-0850 • Toll Free 1-877-301-9344**  
**Fax 1-260-373-0854**



**ADAMSON 60" RUBBER MILL**



**(1 of 2) MONSANTO RHEOMETER**



**(13) ALBRIGHT 30 TON PRESSES**



**(6 of 12) C-FRAME HYRAULIC PRESSES**

**PRESSES & PRESS RELATED EQUIPMENT:**

(2) 1998 R.E.P. 4-Post Up-Acting, Top Injection 400 Ton Presses, Model V67Y20D, PLC Controls, 2,000 Volume Head Capacity, Platen – 630mm x 800mm, Stroke = 500mm, Between Posts = F-B 420mm, L-R 800mm, S/N's V67Y20D98303151 & 67Y20098163034

(2) 1993 R.E.P. 4-Post Up-Acting, Top Injection 400 Ton Presses, Model V67/400, w/K-Style Head, PLC Controls, 2,000 Volume Head Capacity, Platen – 630mm x 800mm, Stroke = 500mm, Between Posts = F-B 420mm, L-R 800mm, S/N V67K20D93481444

(1) 1998 MAPLAN 4-Post Up-Acting, Top Injection 400 Ton Presses, Model MTF3200/400, PLC Controls, 2,000 Volume Head Capacity, Platen – 630mm x 800mm, Stroke = 5a00mm, Between Posts = F-B 420mm, L-R 800mm, S/N 1180154

(1) 1987 MAPLAN 4-Post Side Injection Press, Model PJ1HP-1500-240, S/N 117015

(13) ALBRIGHT Bottom Injection Splice/Molding Presses, Model ID-171, 30 Ton Capacity, 7" Stroke, Central Hydraulic System Capable, 16" x 16", 1500 Heated Top & Bottom Platens

(9) Custom C-Frame Hydraulic Cutting/Punching Presses  
2005 CRYOGENESIS Dry Ice Die/Mold Cleaner, Model 125DG, S/N 05GM/SAM



**(1 of 13) ALBRIGHT 30 TON BOTTOM INJECT & MOLDING PRESSES**

**Driving Directions**

169N to 94W. 94W to Exit 27 (Hwy 63).  
Follow North. Turn left onto Hilltop Rd.  
Just past the railroad tracks on the left.  
**FOLLOW AUCTION SIGNS!**



**RUBBER PROCESSING EQUIPMENT:**

ADAMSON 60" Rubber Mill, 150 HP, 3-Phase, 720 RPM, S/N AH81F

(3) 60" x 16" Autoclaves, Steam Cure, Internal Rail, 2005 Temperature Controls

Complete COBER Microwave, HOTAIR Flocking Line Setup for EPDM Flocking for Window Moldings, 100' Long

STRONG ARM JR. Air Actuated Lift Assist

SPADONE VAQUA Sand Blast Processing Unit, Dbl. Sided, 50" x 50"

**MACHINE SHOP EQUIPMENT:**

BRIDGEPORT Vertical Knee Mill, 9" x 42" T-Slot Table, 1 HP, S/N BR-28649

BRIDGEPORT Vertical Knee Mill, 9" x 42" T-Slot Table, 80-2720 RPM, 1 HP, S/N 95774

SUPERMAX Vertical Knee Mill, 2 HP, 9" x 42" T-Slot Table, Power Feed, 80-2720 RPM Spindle Speed, 2 HP, S/N 8120

DoALL Metal Cutting Band Saw, Model C-4, ¾ HP, S/N 234

DoALL Vertical Band Saw, Model 2013-10, 3-Phase, 154" Blade Length, 30" x 30" Tilt Table, 24" Throat, Blade Welder, S/N 339-76428

MONARCH Engine Lathe, Model W16" in, 18.5" Swing, 78" DBC, All Tooled Up, 2" Spindle Hole, S/N 4675

SOUTHBEND Tool Room Lathe, 17" Swing, 30" BTC, 1.5" Spindle Hole

RIDGID 500 Power Threader, All Tooled Up

HOBART "FABSTAR 4030" Welder, w/HOBART 2410 Wire Feeder

LINCOLN Ideal-Arc Arc Welder, Model 250

HOBART Welder/Generator, 15 HP, 3-Phase, S/N 5CW10281

GORTON Tool Sharpener, Model 375

GORTON Tool Sharpener, Model 265-6, S/N 35626

UNITED STATES Ball Bearing Grinder, Model 100, 1 HP, 1,800 RPM, S/N BB594

GORTON Tracing Machine, Model N/A, Size No. 3U, S/N 35357

SHELDON No. 4 Arbor Press

ATLAS No. 4 Arbor Press

**MATERIAL HANDLING EQUIPMENT:**

GENIE "Superlift" Advantage Lift, Model SLA-5, 1,000 Lb. Capacity, Manual Crank, Out Riggers, 42" Lift Height

(Over 30) Sections Of Heavy Duty Pallet Racking w/Grated Steel Decking, 36" D x 22" T x 9" Beams

(Over 50) Sections Of Heavy Duty Pallet Racking

YALE Stand-Up Fork Truck, Model ECS020ABN24SV083, 24-Volt, 2,000 Lb. Capacity, 126" Lift Height, S/N N468086

2000 DAEWOO 4,000 Lb. Fork Lift, Model G-20E-3, 83" – 130" Full Free Mast, w/48" Forks, LP Gas, Automatic Transmission, Low Hr. Unit

2000 HYSTER 4,500 Lb. Electric Fork Lift, 36 Volt, Automatic Transmission, 83" – 131" Mast, w/Side Shift & 42" Forks, Low Hrs.

2000 HYSTER 6,000 Lb. Electric Fork Lift, 36 Volt, Automatic Transmission, 83" – 189" Triple Mast, w/ Side Shift & 48" Hydraulic Forks, Low Hrs.

**PLANT SERVICING EQUIPMENT:**

INGERSOLL RAND Rotary Screw Air Compressor, Model SSR-E-150, 150 HP, S/N F36433U9

1987 SEABRIGHT PRODUCTS Compactor, Model 5260, Hydraulic Controls, S/N 87021118

INGERSOLL RAND Vertical Air Compressor, Model T10560V1, 5 HP, S/N DC89180-15284-0066

CLAYTON INDUSTRIES Steam Generator, Model EG-202-1-LR1, S/N 22559

1998 GALBREATH Cardboard Baler, Model VB-STD3060, Down-Acting, S/N VB1341

TENNANT Walk-Behind Floor Scrubber, Model 5400, 24 Volt, w/Charger, S/N 5400-10169269

HUSQVARNA Hydrostatic Lawn Tractor, Model YTH1542XP, 42" Deck, KAWASAKI 15 HP Motor, Gasoline, S/N 021601D003540

Lg. Qty. Of Tilt Hoppers & Rubber Maid Roll Around Trash Bins

Misc. Electrical Buss Boxes, Vacuum Pumps, Conveyor, Flammable Liquid Storage Cabinets, Shop Vacs, Die Tables & Lifts, Etc.

Lg. Qty. Of Roll Around Safety Ladders, Workbenches, Lockers, Tables, Banding Carts, Etc.

**ROLLING STOCK:**

1998 FORD E-350 14' Box Truck, Air, Power Locks, Aluminum Cargo Ramp, Dual Rear Tires, Power Stroke Diesel, 215,195 Miles, Vin. No. 1FDKE30F3VHA80429

1999 FORD E-250 Cargo Van, Air, Power Locks, Internal Cage, Triton V8 Engine, 260,229 Miles, Vin. No. 1FTNE24L0XHC11007



**HUSQVARNA LAWN TRACTOR**



**INGERSOLL RAND 150 HP AIR COMPRESSOR**



**(1 OF 3) VARIOUS VERTICAL MILLING MACHINES**



**1998 FORD E-250 CARGO VAN**



**1999 FORD E-250 CARGO VAN**



**DOALL VERTICAL BAND SAW**



**DAEWOO 6,500 LB LP FORKTRUCK**



**HYSTER 4,500 LB ELECTRIC FORKTRUCK**



**HYSTER 6,000 LB ELECTRIC FORKTRUCK**

**IMPORTANT INFORMATION**

**SALE LOCATION:** 1776 Hilltop Road, St. Joe, MI, 49085

**DATE & TIME:** The auction will begin promptly at 10:00 AM (EST) on Wednesday, April 23rd.

**PREVIEW INSPECTION:** The items will be available for advance inspection from 9:00 AM - 5:00 PM (EST) on Tuesday, April 22nd.

**TERMS OF SALE:** A 12% Buyer's Premium will be charged on all purchases. A 15% Buyer's Premium will be charged if using a Credit Card. Charleston Auctions is now accepting all major credit cards.

For On-Line Auction Terms, please visit bidspotter.com. All bidders must register and provide proper identification. All items are sold "as is, where is" and must be paid for IN FULL, in CASH OR CHECK, accompanied by A LETTER FROM THE PAYOR'S BANK GUARANTEEING UNQUALIFIED PAYMENT TO CHARLESTON AUCTIONS for this sale. There will be a \$30.00 return check fee charged on all returned checks.

**REMOVAL:** No items will be removed without proof of payment. Sale day removal from conclusion of sale until 6 PM. **Removal times: April 24th, 25th, and April 28th & 29th, 9:00 a.m. - 5:00 p.m.** Lots not paid for and/or removed within the time allowed may be resold at public or private sale without further notice, and any deficiency, together with all expenses and charge of resale, will be charged to the defaulting purchaser. Your stamped paid receipt must be shown to checkout supervision prior to removal.

**Although checkout supervision will be provided, the auction company and sellers are not liable for lost or stolen items purchased at the sale.**

**NOTE:** While all information contained in this brochure and other advertising has been obtained from sources deemed reliable, neither the auction company, seller nor publisher shall be liable for any errors or for the correctness of descriptions. All purchases are made "as is, where is" based entirely on the personal inspection and/or opinion of the purchaser and without warranty or guarantee of any kind. Statements made sale day take precedence over printed matter.