

INDUSTRIAL REAL ESTATE

Former Kennedy Manufacturing Facility #1



520 East Sycamore Street, Van Wert, OH
Real Estate Selling @ 12:00 Noon

REAL ESTATE SELLING IN 2 SEPARATE TRACTS

Tract #1-105,171 sq. ft. building situated on approximately 3.42 +/- acres.
Tract #2-1.60 +/- acres consisting of mostly paved parking along Harrison St.

Building Description:

Office Area: 18,611 SF

Manufacturing Area: 86,560 SF Total Building Area: 105,171 SF

Year Built: 1850, 1929, 1941, 1963, 1966, 1970, and 1979

Foundation: Concrete slab with poured concrete footings, reinforced with steel rebar.

Floors: Concrete slab and 3" hardwood floors in the manufacturing and warehouse areas.

Ceiling Height: 12'

Lighting: Fluorescent and/or incandescent overhead, electrical fixtures.

Heating/Cooling: HVAC unit in office area and space heater and cast iron radiators in manufacturing area.

Sprinkler System: Wet system

Truckwells: 5

Grade Level Door: 1

Elevator(s): 2

Site Description:

Zoning: I-1

Drainage: Adequate

County: Van Wert

Topography: Level

Acreage: 5.02

Access: Public Road

Appraised Value
\$325,000

FOR ADDITIONAL INFORMATION AND TERMS & CONDITIONS
VISIT OUR WEBSITE WWW.CHARLESTONAUCTIONS.COM

First Class Mail
U.S. POSTAGE
PAID
Fort Wayne, IN
Permit No.
650



433 Council Dr., Fort Wayne, Indiana 46825

AUCTION

Surplus To The Continuing Operations Of:



520 E. Sycamore Street, Van Wert, OH 45891

TUESDAY, DECEMBER 12TH • 10 AM

Preview Inspection:
Monday, December 7th
9:00 AM - 5:00 PM



Auctioneers: Ohio Company License #63199031899
433 Council Drive, Fort Wayne, Indiana 46825

E-mail us: info@charlestonauctions.com
or visit our website at www.charlestonauctions.com

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Toll Free: 877-301-9344

INDUSTRIAL REAL ESTATE & ASSET AUCTION

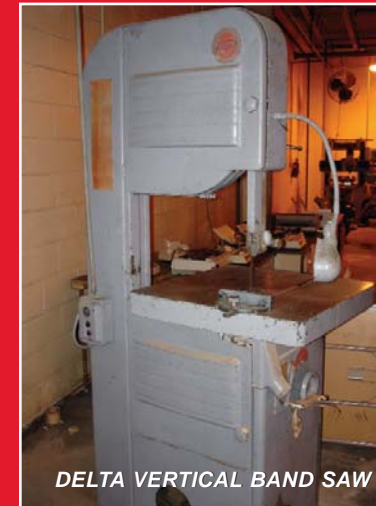
Surplus To The Continuing Operations Of:



Sale Location: 520 E. Sycamore St.
Van Wert, OH 45891

TUESDAY, DECEMBER 12TH • 10 AM

Preview Inspection: Monday, December 11th • 9:00 AM - 5:00 PM



DELTA VERTICAL BAND SAW



"LIKE NEW"
KENNEDY
TOOLBOXES!



JOY 200 HP AIR COMPRESSOR

Charleston Auctions
"International Industrial Auction Services"





HUGE QTY OF NEW AND USED KENNEDY TOOL BOXES



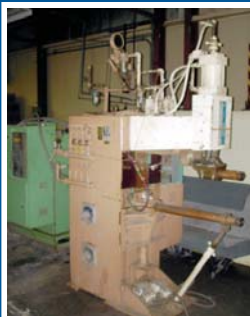
HUGE QTY. OF RAW MATERIAL



IDEAL BOX STITCHER



TAYLOR WINFIELD SPOT WELDER



PEER SPOT WELDER



1 OF 3 KINGWAY ORDER SELECTION SYSTEMS



KENNEDY PARTS CABINETS

WELDING EQUIPMENT

PEER Spot Welder, Model P-50, 100 KVA, 50% Duty Cycle, S/N 810076
TAYLOR WINFIELD Spot Welder, Model ENB24 75 AIROPER, 75 KVA, S/N 5942
Various LINDE & AIRCO Welders
Lg. Qty. Various Spot Welders & Parts

PRESSES

BTM Tog-L-Loc Press, Model P-10-F x 3" TE-150 DSAG, Pneumatic, S/N 5768
BTM Tog-L-Loc Press, (6) Head

PLANT SERVICING EQUIPMENT

JOY 200 HP Twist Air Compressor, Model TA435EWW4A, 125 PSI Max Pressure, S/N 97760
Various Electrical Control Panels
Lg. Qty. of Pan Shelving, Tables, Benches, Cabinets, Stands, Shop Stools, Etc.

PARTS CRIB

Complete Parts Crib, Contents Include:
Hardware, Belts, PVC, Plumbing,
Electrical, Bearings, Brass & Copper
Fittings, Regulators & Parts, Valves,
Light Bulbs & Ballasts, Pulleys & Gears,
Pneumatic Cylinders, Timers, Chain &
Links, Pumps & Parts, Fuses, Key Way
Blanks, Anchors, (12) KENNEDY Parts
Cabinets To Be Sold Separately



LQ QTY OF VARIOUS CONVEYORS

MISCELLANEOUS MACHINERY

Lg. Qty. of New & Used Tool Box Inventory - DON'T MISS THIS OPPORTUNITY TO OWN A KENNEDY TOOLBOX!
DELTA Vertical Metal & Wood Cutting Band Saw, Model 28-365, 24" x 24" x 19" Thread, Tilt Table, S/N 1370868
CINCINNATI Vertical Shaper
ALLEN 2-Head Drill Press, 25" x 44" Table Size
DELTA Drill Press, 10" x 10" Table, S/N 1-3409
(5) FELDMAN Inc. Taping Machines, 2-Head
BINKS Dynapre Eipitor Water Wash Spray Booth, Model 804-504, Capacity 553 Gal., 10' W x 98" D x 124" H
(All) Overhead Paint Line Chain System
IDEAL Box Stitcher, Model WSIB-2058, Foot Pedal Control, S/N WSA-18904
(Over 100) Various Phase & Horse Power Motors

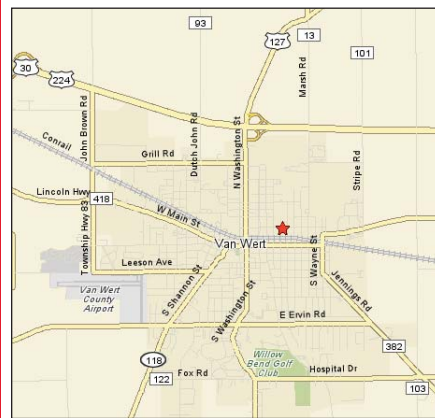
MATERIAL HANDLING EQUIPMENT

2000 YALE 8,000 Lb. Fork Lift, Model ERC080, Hydraulic Forks, Electric, 36 Volt
2000 HYSTER 12,000 Lb. Fork Lift, Model E120XLS, Hydraulic Forks, Side Shift
1997 KOMATSU 4,000 Lb. Fork Lift, Model C11, Air Tire, LP
1998 NISSAN 4,000 Lb. Fork Lift, Model PJ02, LP, Cushion Tire
(Over 50) Sections of Pallet Racking, Various Height, Widths & Depths
(3) KING-WAY Order Selection Systems, Gravity Feed, 95" H x 14' D x 21' W,
(4) Shelves
Lg. Qty. Various Conveyor to Include: Belt, Power, Skate, Roller, Multi-Directional, Etc.
(Over 50) Collapsible Parts Baskets, 32" D x 39" W x 26" H & 40" D x 48" W x30" H

SALE LOCATION: 520 E. Sycamore St., Van Wert, OH 45891 **DATE & TIME:** The Auction will begin promptly at 10:00 A.M. Local Time on Tuesday, December 12, 2006. The doors will open at 8:00 A.M. auction day for final inspection and bidder registration. **PREVIEW INSPECTION:** The items will be available for advance inspection from 9:00 a.m. – 5:00 p.m. Local Time on Monday, December 11, 2006. **TERMS OF SALE:** A 10% Buyer's Premium will be charged on all purchases if paid by Cash Or Check. 13% if paid by MasterCard or VISA. All bidders must register and provide proper identification. All items are sold "as is, where is" and must be paid for IN FULL on sale day in CASH, CHECK OR MASTERCARD OR VISA, accompanied by A LETTER FROM THE PAYOR'S BANK GUARANTEEING QUALIFIED PAYMENT TO CHARLESTON AUCTIONS for this sale. **REMOVAL:** All rigging and moving companies must show proof of insurance. No items will be removed without proof of payment. Removal times will be at the conclusion of the sale until 5:00 P.M. & on December 13th & 14th from 9:00 A.M. – 5:00 P.M. Local Time. **THERE IS NO RIGHT TO ABANDONMENT OF ANY ITEMS.** If additional time is needed, please contact the auction company to schedule an appointment. 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:** 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. **CHARLESTON AUCTIONS RESERVES THE RIGHT TO RESCHEDULE THE AUCTION DUE TO INCLEMENT WEATHER.**

OFFICE EQUIPMENT

Lg. Qty. of Office Furnishings To Include: Complete Offices, Conference Tables & Chairs, Bookshelves. Lateral Files, 2 & 4-Drawer File Cabinets, Chairs, Tables Etc.
Lg. Qty. Various Manufacturers TV's & VCR's & Stands
(Over 150) 10' W x 10" H x 11" D PENCO Lockers



DRIVING DIRECTIONS:

Hwy 30 East to Van Wert, Ohio Exit
Take US-127/US-224 East Ramp
Toward Van Wert, OH
Turn Left & Follow to Sycamore Street
Turn Left

FOLLOW AUCTION SIGNS!



LG QTY OF BEARINGS



LG QTY OF BRASS AND COPPER FITTINGS AND HARDWARE



LG QTY OF VARIOUS BRASS FITTINGS



LG QTY OF VARIOUS HARDWARE



ALLEN 2-HEAD DRILL PRESS



DELTA DRILL PRESS



ROLL AROUND KENNEDY TOOLBOXES