

INDUSTRIAL REAL ESTATE AUCTION

3231 Boulder Avenue—SW Allen Co.—Wayne Twp.



THURSDAY, NOVEMBER 15TH--REAL ESTATE OFFERED @ 12 NOON

Inspection Date: Wednesday, November 7th from 4:00-6:00 p.m.

Building Description:

Office/Warehouse Area: 9,000 sq. ft.
 Additional Mezzanine Area: 1,800 sq. ft.
 Total Area SF: 10,800 sq. ft.
 Year Built: 2001
 Foundation: Concrete slab
 Construction Type: Metal
 Ceiling Height: 16'—18'
 Heating: GFA/Warehouse
 Cooling: Office Only
 Overhead Doors: 2



Real Estate Exterior

Site Description:

Zoning: IN-2 (General Industrial)
 Acreage:88 acres
 Access: Public road
 Electric: AEP
 Gas: NIPSCO
 Water/Sewer: Public
 Parking: 25
 Trailer Parking: Yes



Real Estate Exterior

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



TERMS & CONDITIONS

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 properties are 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 & CB Richard Ellis Sturges 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.



433 Council Drive, Fort Wayne, IN 46825

AUCTION

Business Closing:

MBA, INC.

Sale Location: 3231 Boulder Ave., Fort Wayne, IN 46802

THURSDAY, NOVEMBER 15th, 12:00 Noon

Preview Inspection: Thursday, November 15th
8:00 A.M.-12:00 Noon

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3		
4	5	7	8	9	10	11
12	13	14	15	16	17	
18	19	20	21	22	23	24
25	26	27	28	29	30	



INDUSTRIAL REAL ESTATE & ASSETS

AUCTION

Business Closing:

MBA, Inc.

Sale Location: 3231 Boulder Avenue
Fort Wayne, IN 46802

THURSDAY, NOVEMBER 15th . 12:00 NOON

Preview Inspection: Thursday, November 15th
8:00 A.M.–12 NOON



1994 UNO 33' Snorkel Lift



1998 SNORKEL 25' Snorkel Lift



1997 UPRIGHT (4x4) Diesel Scissor Lift



1998 UPRIGHT 20' Scissor Lift



2000 IMPERIAL 16' Tilt Trailer



2001 Jeep Grand Cherokee "Laredo"

Live Internet Bidding
BidSpotter.com[®]
 www.bidspotter.com
 to register



MBA, Inc.

Auctioneers:

Robert Charleston AU01042047, Chad Olson AU10400029,
 Adam Olson AU10700007, EJ Olson AU10700094,
 Company AC68900001

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

1-260-373-0850 • Toll Free 1-877-301-9344

Fax 1-260-373-0854





LULL Highlift Loader



1997 UPRIGHT 4x4 Diesel Scissor Lift



1977 FORD Box Truck



1996 UPRIGHT 36" Scissor Lift



1996 UPRIGHT Scissor lift



(1 of 2) 1998 UPRIGHT 20' Scissor Lifts



1997 18' Flatbed Trailer



CATERPILLAR 5,000 Lb. Fork Lift, Model 2EC-25E



HYSTER 8,000 Lb. Fork Lift, Model E-80-XM



YALE 3,000 Lb. Fork Lift, Model GLP-030

CONTRACTING EQUIPMENT:

JLG 600S Straight Boom Lift, 60' Boom, Foam Filled Tired, All Terrain, Gasoline

1994 UNO 33' Articulating Snorkel Lift, Model 33G, 500 Lb. Bucket Capacity, Gas & LP Powered, 3,042 Hrs., S/N 9401940394

LULL High Lift Loader, Model LC1, 2-Stage Fork Attachment, Approximately 8' Boom Extension, S/N 1069

1997 UPRIGHT Diesel 4-Wheel Drive Scissor Lift, Model SL30RT, 1,300 Lb. Capacity, 30' Work Height, 12' x 5' Deck

1998 SNORKEL Electric Scissor Lift, Model SL-25, 25' Work Platform Height, 850 Lb. Capacity, Non-Marketing Tires, S/N 951635079

(2) 1998 UPRIGHT 48" Electric Scissor Lifts, 20' Work Platform Height, 1,000 Lb. Capacity, Non-Marketing Tires

1996 UPRIGHT 34" Electric Scissor Lift, 20' Work Platform Height, 1,000 Lb. Capacity, Non-Marketing Tires

1996 UPRIGHT Electric Scissor Lift, Model SL-30N, 1,000 Lb. Capacity, 30' Work Platform Height, 12' x 5' Deck

24' x 8' Job Site Trailer, Single Axle, TEKONSHA SHURSET III Breakaway System

2000 IMPERIAL Rear Loading Tilt Trailer, 16', 10,000 Lb. Capacity, Tandem Axle, Vin. No. 179FS622Y0372528

CONTRACTING EQUIPMENT:

1997 18' Flatbed Trailer w/Wood Deck, Tandem Axle, Vin. No. 4HBU5162XVSBJ0214

1977 FORD Box Truck, Dual Rear Tire, Gas, 14' Box, Manual Transmission, Vin. No. F372U297582

13' Boom Attachment For Fork Trucks

PUTZMEISTER P30 "Tommy Gun" A3 Series, Fire Proofing Pump, Approximately 300' of Various Size Hose w/Accelerator Pump

Eco-Scaffolding System Complete

GRACO 'Ultra Plus' Airless Paint Sprayer, Model G50

GRACO Airless Paint Sprayer, Model EM490

BINKS 2-Gallon Pressure Pot w/Gages & Hose

2001 JEEP Grand Cherokee 'Laredo', 135,000 Miles, Leather, Loaded, 6-Cylinder, 4 x 4, w/Hitch, Remote Starter, Moon Roof, Wired for SIRIUS Satellite Radio

CATERPILLAR 5,000 Lb. Fork Lift, Model 2EC-25E, Triple State, Side Shift, 36 Volt, Good Battery

HYSTER 8,000 Lb. Fork Lift, Model E-80-XM, 2-Stage, Side Shift, Good Battery

YALE 3,000 Lb. Fork Lift, Model GLP-030, LP Gas, 2-Stage, Side Shift, Air Tires



Fire Proofing Pump Hose



Boom Attachment

THINKING OF SELLING YOUR REAL ESTATE?

Consider the Auction Method!
Call a Charleston rep. today for a confidential meeting.
877-301-9344



Various Airless Paint Pumps



Complete Eco-Scaffolding System



PUTZMEISTER Fire Proofing Pump



Sale Location:
3231 Boulder Avenue
Fort Wayne, IN 46802

MAP AND DRIVING DIRECTIONS:

Take I69 S. towards Indianapolis. Take exit 105A toward Fort Wayne. Merge onto Illinois Road. Turn left onto W. Jefferson Blvd. / Upper Huntington Road. Continue to follow W. Jefferson Blvd. Turn right onto N. Washington Road. Turn slight left onto Freeman Street. Turn left to stay on Freeman Street. Turn right onto Boulder Avenue. Eand at MBA, Inc., 3231 Boulder Ave., Fort Wayne, IN 46802

Follow Auction Signs!

ON-LINE BIDDING INSTRUCTIONS

TO PARTICIPATE, YOU MUST:

1. Type in www.bidspotter.com (make sure nothing is after .com)
2. Find auction in upcoming auctions and click on sign up for this auction
3. Left Side - click on New to bidspotter.com and then click on Register
4. Fill out bidder registration
5. Exit out and re-enter on www.bidspotter.com
6. Click on Sign-up and then Sign In (already a bidspotter user)
7. Utilize User Name & Password emailed to you after registering
8. Exit out again and re-enter www.bidspotter.com
9. Click on Bid Now 
10. **START BIDDING!**
11. Bid with Bid Now Button for faster bidding

ALL ON-LINE BIDS ARE SUBJECT TO A 15% BUYER'S PREMIUM, CASH OR CHECK. 18% BUYERS PREMIUM IF PAID BY MASTERCARD OR VISA

Live Internet Bidding



www.bidspotter.com
to register

UPCOMING AUCTIONS

LEO DISTRIBUTORS, INC.

Sale Date & Time: Saturday, November 17th, Beginning @ 10:00 a.m. Local Time

Sealed-Bid Auction GOOSE LAKE RESORT

Sale Date & Time: Sealed-Bid Deadline: Thursday, November 29th @ 5:00 p.m.

STOCK BUILDING SUPPLY

Sale Date & Time: Saturday, December 1st, Beginning @ 10:00 a.m. Local Time



IMPORTANT INFORMATION

SALE LOCATION: 3231 Boulder Avenue, Fort Wayne, IN 46802

DATE & TIME: The Auction will begin promptly at 12:00 Noon on Thursday, November 15th.

PREVIEW INSPECTION: The items will be available for advance inspection from 8:00 AM - 12:00 Noon on Thursday, November 15th.

TERMS OF SALE: A 12% Buyer's Premium will be charged on all purchases. A 15% Buyers' Premium will be charged if using MasterCard or Visa. 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 will be from 9:00 A.M. to 5:00 P.M. Local Time on Friday, November 16th, and Monday, November 19th.** 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.

Some items subject to presale.

Visit the marketplace of Charleston Auctions to buy and sell used industrial equipment - www.charlestonauctions.com