

ABSOLUTE AUCTION

(SOLD TO THE HIGHEST BIDDER - REGARDLES OF PRICE!)

± 108,000 S/F - SINGLE STORY

INDUSTRIAL BUILDING

ON ± 8 ACRES

7 Coburn Street

CHICOPEE, MASS.

To be sold on the premises

FRIDAY, DECEMBER 5th at 1:00 PM

FEATURES:

- ± 8 Acres of Land, Zoned: Industrial, and situated less than 1.5 miles from both I-391 and I-90 • Serviced by all public utilities, including City Water & Sewer • Also known as Parcel 22, on City Assessor's Map 557 • According to City Assessor the property is assessed at \$1,389,300 • Paved parking for approx. 50 - 75 vehicles •

- The Site is improved with a ± 108,000 s/f single story, industrial building built in 1925 • There is ± 90,000 s/f of combined manufacturing, warehouse and storage space on one floor, which includes a ± 17,200 s/f steel framed and metal sided addition built in 1989 • The addition has ± 24ft ceiling height and a newer gas-fired, suspended radiant heating system • The balance of the building is heated via oil heat • 10,000 gallon fiberglass UST, installed in 1993 • 6,000 AMP, 227/480 volt underground electric service • Hard-wired security system and wet sprinkler system throughout entire building • 6in. to 16in. concrete pad throughout • Flat, rubber membrane roof installed in 1998 • There are a total of 5 loading docks including: 2 truck high interior docks and 3 exterior truck high docks with overhead doors •

- ± 18,000 s/f Mezzanine level consisting of approximately 6,000 s/f of finished office space and approximately 12,000 s/f of warehouse space, with enclosed pass-through to main production floor •

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ENVIRONMENTAL SITE ASSESSMENT REPORTS AVAILABLE UPON REQUEST

**2% BROKER INCENTIVE OFFERED!
CALL FOR DETAILS.**

TERMS OF SALE:

\$50,000.00 Initial Deposit is required at time of auction, Cash or Certified Funds.
Deposit to be increased to an amount equal to 10% of the Purchase Price within 10 business days.
5% Buyer's Premium applies.

Other Terms to be announced at time of sale.

INSPECTION: By Request - Call Auction Office

Aaron Posnik

AUCTIONEERS • APPRAISERS

Est. 1932

MA Auc. Lic. #161 • PA Lic. #AU-0038-R

OWNER'S SALE OF REAL ESTATE

ABSOLUTE AUCTION

(SOLD TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!)

**± 108,000 S/F
SINGLE STORY
INDUSTRIAL BUILDING
on ± 8 Acres**
*Less than 1.3 Miles from both
Massachusetts Turnpike & I-391*

7 Coburn St CHICOPEE, MASS.

To be sold on the premises

FRIDAY, DECEMBER 5TH at 1:00 PM

**2% Broker Incentive Offered!
(Call for Details)**

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
83 State Street
Springfield, MA 01103

First Class Mail
U.S. POSTAGE
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Springfield, MA

RETURN SERVICE REQUESTED

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Aaron Posnik & Co., Inc.
83 State Street • Springfield, MA 01103
(413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc.
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

FRIDAY, DECEMBER 5TH AT 1:00 P.M.



**ABSOLUTE
AUCTION**

DIRECTIONS:

FROM CT – (1.3 MILES FROM HIGHWAY) – Take I-91 N. To Springfield. Merge onto I-391 N. Via Exit 12 Toward Chicopee/Holyoke. Take Exit 4 (Rt. 141/Chicopee Falls/Willamansett). At End of Ramp, Bear Right onto Grattan St. ±1/10 Mi. Turn Left onto Rolf St. ±2/10 Mi. Turn Left onto Dale St. ±1/2 Mi. Turn Left onto Montgomery St. ±1/2 Mi. Turn Left, Staying on Montgomery St. Take 2nd Left onto Orange St. Coburn St. is the 1st Right. Watch For Auctions Signs.

FROM VT – Take I-91 S. to I-391 N. Via Exit 5 Toward Chicopee. Follow above directions from Exit 4.

FROM BOSTON – Take I-90 W. to Exit 5 Toward Chicopee/Westover AFB. After Toll Turn Left & Proceed to Montgomery Street. Turn Right onto Montgomery St. ±1.2 Mi. Turn Left Staying on Montgomery St. Follow above directions from Orange St.

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