

ABSOLUTE AUCTION*

± 40,500 S/F MULTI - PURPOSE COMMERCIAL/INDUSTRIAL COMPLEX On ± 3-1/2 ACRES OF LAND

(Former Corporate Headquarters & Distribution Center of)



40 Tolland Stage Road TOLLAND, CONNECTICUT

TO BE SOLD ON THE PREMISES

FRIDAY, SEPTEMBER 3RD at 11:00 AM



2 STORY OFFICE BUILDING



MAIN WAREHOUSE BUILDING

PROPERTY HIGHLIGHTS: • ± 1 Mile from Exit 67 on I - 84 • ±3-3/4 Acres of Land, with ± 324 Ft of Frontage • Access from both Tolland Stage Rd and Kingsbury Ave (via a 30 Ft Right of Way) • ±2-1/4 Acres of Paved, Lighted & Gated Parking sufficient to support Secure Parking for ± 65 Trucks • Office Building Parking is Lined & Paved for 21 Cars, including (2) Handicapped Spaces • Town Water & Private Septic System (Sewer Line is available with "tee" installed at the street) • (4) Electric Services to the Site: (3) 600 Amp & (1) 400 Amp.

2 STORY BRICK, OFFICE BUILDING: Built in 1988, and formerly utilized as the Corporate Headquarters for DARI FARMS • ± 6,200 S/F of Office Space, which includes: Lobby/Reception Area; Conference Room; Men's & Women's Dressing Rooms; Kitchen/Break Room; (3) Executive Offices, (2) with shared Private Bath & Shower; Private Offices; Partitioned General Office Area; Handicapped Bathrooms and (2) Stairwells • The interior is finished with Sheetrock Walls and Stained Wood Trim; Wall to Wall Carpet; Ceramic Tile in Bathrooms; Acoustic Tile Ceiling with Fluorescent Lighting; Central HVAC with (6) Pad-Mounted, Heat Pumps; Central Vacuum and Security System •

MAIN SHIPPING & RECEIVING FACILITY: ± 26,000 S/F Steel Framed Warehouse Building • 19 FT - 22 FT Clear Span Ceiling Heights • Rubber Membrane Roof • Concrete Slab Foundation • ±17,500 S/F Main Warehouse Area, previously utilized as refrigerated Warehouse Space, including (5) Truck High Loading Docks, (2) with Load Levelers and an (8) Lane Trailer Staging Area with Electric Hookups • ±4,200 S/F Shipping Area with (2) Drive-In Loading Docks, Dispatchers Office, Employee Locker Room & Cafeteria Area • ± 4,200 S/F Garage Area with (3) Overhead Drive-In Doors •

SECONDARY WAREHOUSE BUILDING: ± 8,400 S/F Single Story Masonry Block Warehouse Building • Rubber Membrane Roof • Divided into (4) ±2,100 S/F Units • Concrete Slab Foundation • (1) Overhead Drive-In Door & (3) Dock High Loading Docks •

Visit our Web Site at WWW.POSNIK.COM for Detailed Bidder's Informational Package

**2% BROKER
INCENTIVE OFFERED**

**INSPECTIONS
BY APPOINTMENT**

Aaron Posnik

AUCTIONEERS • APPRAISERS

OWNER'S SALE OF REAL ESTATE BY

ABSOLUTE AUCTION

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(3) BUILDING COMPLEX
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TERMS OF SALE: * Sold subject to a \$850,000 Minimum Bid!

\$50,000.00 Initial Deposit is required at time of auction, Cash or Certified Funds.

3% Buyer's Premium Applies. Deposit to be increased to an amount equal to 10% of the Purchase Price within 5 business days.

Other Terms to be announced at time of sale.

Aaron Posnik

AUCTIONEERS • APPRAISERS

Mass. Auc. Lic. #161
Penn. Auc. Lic. #AU-0038-R
Est. 1932

Visit our Website @ www.posnik.com

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83 State Street
Springfield, MA 01103

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U.S. POSTAGE
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Permit No. 12
Springfield, MA

RETURN SERVICE REQUESTED

FRIDAY, SEPTEMBER 3RD AT 11:00 A.M. TOLLAND, CONNECTICUT



DIRECTIONS

- From I-84, Take Exit 67
- At End of Ramp, Turn North onto Route 31.
- At the Traffic Light, Turn East onto Route 30.
- Proceed ±5 Mile, Turn Left onto Sand Hill Road.
- Proceed ±1/4 Mile, Turn Left onto Tolland Stage Road.
- Auction Site is on Left.

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