

# PUBLIC AUCTION

- **±66 ACRES INDUSTRIAL LAND** •
- **±50,000 S/F WAREHOUSE BUILDING** •
- **±3,000 S/F OFFICE BUILDING** •
- **FORKLIFTS • TRACTOR • WHEEL LOADER** •
- **1957 LOCOMOTIVE • OFFICE CABOOSE** •
- **SUPPORT & OFFICE EQUIPMENT** •



**24 – 29 THIRD STREET  
PALMER INDUSTRIAL PARK  
BONDSVILLE (PALMER), MASSACHUSETTS**

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

**WEDNESDAY, JUNE 30<sup>TH</sup> AT 11:00 A.M.**

**INSPECTION:** SATURDAY, JUNE 19<sup>TH</sup> & JUNE 26<sup>TH</sup> – 10:00 A.M. TO 2:00 P.M.  
& MORNING OF SALE – 8:30 A.M TO 11:00 A.M.



**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

24 – 29 THIRD STREET – PALMER INDUSTRIAL PARK – PALMER, MASSACHUSETTS

## ★ ±66 ACRES INDUSTRIAL LAND★

- ±50,000 S/F WAREHOUSE BUILDING •
- ±3,000 S/F OFFICE BUILDING •

**LAND:**

- ±66 Acres of Land • (6) Abutting Parcels •
- Located in the Palmer Industrial Park, at the Cul-de-Sac Terminus of Third Street •
- Majority of Land is Cleared & Leveled •
- Improved with Warehouse & Office Buildings •
- Serviced by a Rail Dock, Capable to Unload Rail Cars on One Side & (12) Trailers on the Other Side •
- Municipal Water & Sewer •
- Natural Gas, Electric & Telephone Available to Site •
- Zoned: Urban Renewal Industrial Park •
- Located ±5 Miles from Exit 8, Mass. Turnpike (Rt. 90) & ±5 Miles from Center of Palmer, Mass •

**WAREHOUSE BUILDINGS:**

- ±50,000 S/F Open Warehouse Building • Built 2003 •
- Pre-Engineered Steel Frame Built Over Poured Concrete •
- Recessed Dock Area w/ Poured Concrete Floor •
- Inner Masonry Block Structures w/ Utility Room & (2) Lavatories •
- 24' – 28' Ceiling Height • Fully Sprinklered •
- 200 Amp – 1 Ph. Electrical Service •

**OFFICE BUILDING:**

- ±3,000 S/F Single Story, Brick Style Building • Built in 1985 •
- Interior Includes:
  - Executive Office • Open Secretarial Office Area •
  - Kitchenette • Loft • Dispatch Office • Break Room •
  - Utility Room • (3) Lavatories • Ceramic Tile • Carpeting •
  - 400 Amp Electrical Services • Gas FWA-Heat •
  - Central Air Conditioning • Security System •
  - Asphalt Paved Driveway & Parking Area for ±20 Vehicles •



WAREHOUSE BUILDING



RAIL CAR SIDE



TRAILER SIDE

RAIL DOCK

**2% BROKER INCENTIVE OFFERED!!!**

Call Auctioneer's Office for Details



FRONT ENTRANCE &amp; PARKING



REAR PARKING AREA



SIDE VIEW OF OFFICE

OFFICE BUILDING



## • FORKLIFTS • TRACTOR • WHEEL LOADERS • • LOCOMOTIVE • OFFICE CABOOSE • PLANT SUPPORT & OFFICE EQUIPMENT •

### FORKLIFTS

- (2) TCM 15,000# Cap., 177" Lift Ht., Diesel, Dual Mast, Side Shift, ROPS, Pneu. Tires •
- TCM 7,000# Cap., Diesel, Triple Mast, Side Shift, ROPS, Solid Tires •
- TCM 23,000# Cap., 177" Lift, Diesel, Dual Mast, Side Shift, ROPS, Pneu. Tires •
- (11) TCM Forklifts "As-Is" Condition Including:  
(9) 15,000# Cap. & (2) 6,000# Cap. •

### WHEEL LOADERS

- 1985 Ford 445A, Diesel, 2WD, 7' Bucket, Std. Trans., Roll Bar •
- 1976 Michigan 75B, Diesel, 4WD, 104" GP Bucket, EROPS •
- 1971 Michigan 275B, Diesel, 4WD, 166" GP Bucket •

### TRAILERS

- (6) 1987 - 1992 Utility 45' - 48' Tautliners, T/A •
- (5) 1997 Great Dane 45' - 48' Flatbeds w/ Headboards •

### YARD TRACTOR

- 1993 Ottawa YT-30, Diesel, AT, PS, Dual Rear Wheels, Air Brakes, 1,359 Hrs. •

### MISCELLANEOUS VEHICLES

- ★ 1998 Club Car Golf Cart, Gas, Roof, Windshield, Canvas Sides ★
- ★ 1979 Rogers T/A Tank Trailer, 8,000 Gal. Cap., Gas Engine w/ Pump ★
- ★ 1980 Int. S/N Tank Truck, 2,300 Gal. Cap., Gas Engine ★

### LOCOMOTIVE

- ★ 1987 EMD 56' Locomotive, Mod. GP9  
w/ 567c-16 Cylinder Diesel Engine, 1750 H.P. Elec. Block Heater,  
24RL Brakes, Clasp Type Brake, Rigging, Long Hood Forward,  
Hi-Hood, Elec. Heated Operations Cabin w/ Bathroom ★

### CABOOSE

- 36' Office Caboose, Elec. Heat, Air Conditioning  
Front & Rear Entrances & Hand Brakes •

### MISCELLANEOUS EQUIPMENT

- Chain Binders • Chains • Load Bars • Tie Down Straps •
- Safety Flags & Signs • PC Pancake Compressor • Staple Guns •
- Custom 30" Trim Saw • (2) Little Wonder & Park Leaf Blowers, 8 H.P. •
- Weed Wackers • Line Stripper • Ass't Hand Tools • Etc. • Etc. •
- ★ (2) Wood Sheds 8' x 12' & 10' x 12' ★

### OFFICE MACHINES

- Avaya Phone System w/ Voicemail, Background Music, (11) Handsets •
- Compaq, Dell & IBM P4 PCs • (10) IBM Terminals •
- (2) HP DeskJet Color Printers, 932C & 842C • HP LaserJet Printer 2100 •
- (3) OKI Line Printers, 3410 & 4410 • Okidata Microline 184 Turbo Pin Printer •
- Lexmark 4039 Laser Printer • Data Max Label Printer • Canon GP200S Copier •
- Muratec MF-1300 All-In-One • Panafax UF255 Fax Machine •
- Amana Dig. Time Clock • (6) Motorola 2-Way Radios •
- Pann My Vision Check Processing System • Calculators • Etc. • Etc. •

### OFFICE FURNISHINGS

- (6) Modular Workstations • Executive Oak Desk & Credenza •
- Executive, Secretarial & Arm Chairs • Computer & Printer Tables •
- FireKing 2D Fireproof File Cabinets •
- 2, 3 & 4D File Cabinets • Bookcases • Etc. • Etc. •



1957 EDM LOCOMOTIVE



36' OFFICE CABOOSE



TCM 23000# FORKLIFT



TCM 15000# FORKLIFT



OTTAWA YARD TRACTOR



TCM 7000# FORKLIFT



MICHIGAN LOADER



FORD TRACTOR



FLATBED TRAILER



UTILITY TAUTLINER



CLUB CAR

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BONDSDVILLE (PALMER), MASSACHUSETTS

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

**WEDNESDAY, JUNE 30<sup>TH</sup> AT 11:00 A.M.**

SALE PER ORDER OF MORTGAGEE & SECURED PARTY  
DOHERTY, WALLACE, PILLSBURY AND MURPHY, P.C.  
ONE MONARCH PLACE, SPRINGFIELD, MA  
ATTORNEYS FOR MORTGAGEE & SECURED PARTY

**TERMS AND ORDER OF SALE**

**REAL ESTATE:** \$100,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK.  
DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 10 BUSINESS DAYS.  
5% BUYERS PREMIUM APPLIES.

**PERSONAL PROPERTY:** 25% DEPOSIT CASH OR CERTIFIED CHECK.  
10% BUYERS PREMIUM APPLIES ON ALL ONSITE PURCHASES.  
13% BUYERS PREMIUM APPLIES ON ALL INTERNET PURCHASES.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

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**Aaron Posnik**

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(610) 853-6655 (Fax) 853-6633

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Call Auctioneer's Office for Details



**BID FROM THE COMFORT OF YOUR OFFICE!!!**

If you can't personally attend the auction sale, you don't have to miss out on the bidding. You can bid on the equipment in the following ways:

- **LIVE PHONE BID:** Call us by JUNE 28<sup>TH</sup> to set up the details\*
- **INTERNET BID:** Visit [www.posnik.com](http://www.posnik.com) or [bidspotter.com](http://bidspotter.com) to register online.\*
- **PROXY BID:** Call us and we'll be happy to fax you a proxy bid form. Fill it out, fax it back and we'll bid on your lot for you.\*

\*We must receive your deposit for internet, proxy and phone bids before the auction to secure your bid. No credit cards accepted.

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