

INDUSTRIAL REAL ESTATE AUCTION 8.81+/- ACRES

Friday November 7th, 2008 @ 10:00 A.M.

316 Wood Street Morristown, IN 46161

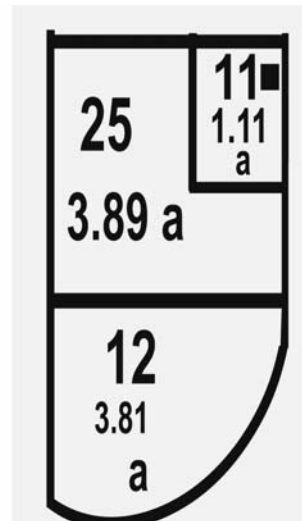
“In the Morristown Industrial Park”

Selling as 3 Parcels together zoned Industrial, 1.11 +/- acres parcel # 037-37011-00, 3.81 +/- acres parcel #037-37012-00, 3.89 +/- acres parcel #037-37025-00. Property has one building on the 1.11 acres. The building has a square footage of 4834sq.ft. with 3 overhead doors (1-10'X10', 2- 12'X13') the back half of the building has 35' ceilings, the main section has 30' ceilings and the entryway has 13' ceilings. The flooring is 14" thick concrete with 10" block walls with bracing between each block for heavy vibration equipment. There is a loading dock on the property. There is gas, city sewer, a sprinkler system and 1-phase 200amp electric with 3-phase electric available. This property has access to the Railroad. There is approximately 200+ feet of road frontage with this property. The Building is completely fenced in and has a small apartment inside including kitchen, living room, one bedroom and bathroom with shower.

For more information call: Scott Roberts @317-374-2881
Shown By Appointment only.

Property will sell with owner's conformation. A 10% non-refundable down payment is due the day of auction.
Balance upon closing within 30 days of auction.

ALL CHECKS MUST HAVE CURRENT BANK LETTER GUARANTEEING FUNDS



DSA

Don Smock Auction Co., Inc
6531 S. St. Rd. 13 Pendleton, IN 46064
765-778-9277 * Fax 765-778-9276
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Real Estate Auction

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Direction to auction site:

FROM I-70, and State Road 9 (Greenfield) go South on State Road 9 S to State Road 52, Turn East through Morristown to County Road. 500E (also known as Rangeline Road) Turn Left, to the first street (no road sign) Turn Right to Industrial Drive, Continue to Wood Street Turn Right then property is on the Right.

FROM I-74, and State Road 9 (Shelbyville) go North on State Road 9 N to State Road 52, Turn East through Morristown to County. Road. 500E (also known as Rangeline Road) Turn Left, to the first street (no road sign) Turn Right on to Industrial Drive, Continue to Wood Street Turn Right then property is on the Right.

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