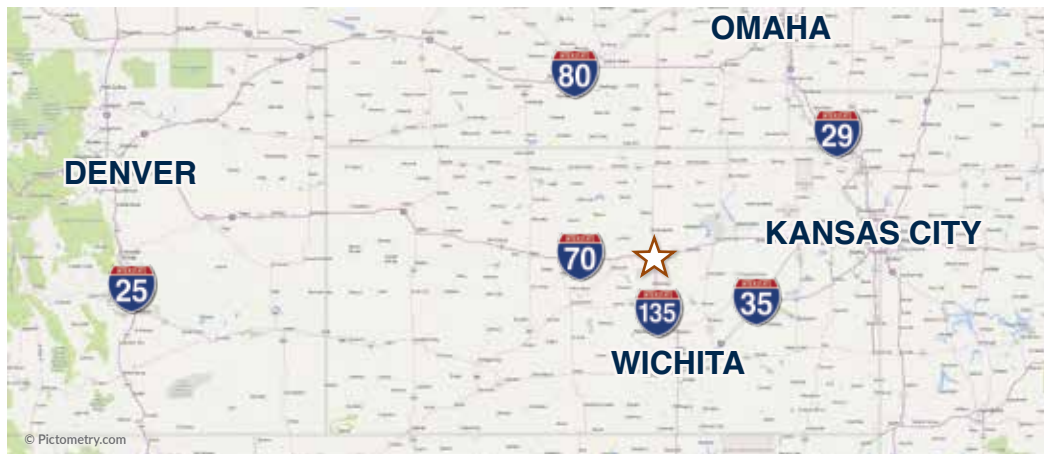


HEAVY INDUSTRIAL COMPLEX OR REDEVELOPMENT SITE



301-401 E. Avenue B - Salina, KS



FORMER INDUSTRIAL FOUNDRY

- Multiple buildings
- 53,520 sf Main Building
- 8 Acres
- 20' Ceiling height in main building
- Zoning I-H – Heavy Industrial
- Immediately south of the City of Salina and I-70 & I-135
- Located in Salina's Industrial Center
- Zoning – I-1 Heavy Industrial (Salina County)

LOCATION

Located immediately south of the City of Salina in unincorporated Saline County, Kansas.

A quarter-mile to the west of the primary commercial development thoroughfare - 9th Street. Recent developments include a Hilton Garden Inn, and a number of retail locations.

The City of Salina is the largest city along I-70 between the city of Manhattan, Kansas, 70 miles to the east and Denver, Colorado, 430 miles to the west. In addition, I-135 crosses the area north and south connecting Salina to Wichita 85 miles to the south.

MAJOR AREA EMPLOYERS

Major area employers include Schwann's Global Supply Chain, Exide Technologies, Philips Lighting Company, Salina Regional Health Center, Solomon Corp., El Dorado National, Raytheon Aircraft and many manufacturing industry employers.

Bidding Procedures:

Bidding is via sealed bid auction with bids due no later than 2:00 p.m.- Central Time, on February 25 by electronic delivery. See Bidder's Information Packet for details.

Certified Funds Required to Bid:
\$15,000

Inspection Opportunities:

Inspections are by appointment only at 10:30 a.m. on Jan. 23, Feb. 4 & 11. Please call 312.278.0600, extension 101 to schedule an inspection.

Bidder's Information Packet:

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to the property, the auction and the Terms of Sale. The Packet will be available via email for \$20.00 at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required in order to bid at the auction.

Terms Of Sale:

The auction is conducted subject to the Terms of Sale and Purchase Contract included in the Bidder's Information Packet.

Buyer's Premium:

A 10% buyer's premium will be added to the final high bid price per the Terms of Sale.

Broker Participation Invited:

A 2% Buyer's Agent fee based on the bid price will be paid by the seller to the Realtor®/broker whose properly registered buyer closes on the property. Please refer to the Terms of Sale or contact us at 312.278.0600 for buyer agent registration requirements.

Disclaimer:

The Seller, Seller's Agents including Auctioneer Fine & Company, LLC and their agents assume no liability for inaccuracies, errors or omissions in any

auction marketing materials, including the Bidder's Information Packet.

ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, TAXES IN THIS AND OTHER MARKETING MATERIALS ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time. Any information regarding the Property provided by the Seller or the Seller's Agents is intended solely to provide interested parties with preliminary information only, is not a solicitation of offers and does not constitute an offer to sell. No investigation or review has been made as to the accuracy of any information provided by the Seller;

though it is believed to be correct, it is not guaranteed. Some information furnished is from outside sources deemed to be reliable, but is not certified as accurate. The delivery of any information shall not create any agency relationship between recipient and Seller's Agents, Auctioneer or its agents. Bidders are encouraged to conduct their own investigation pertaining to all matters concerning the property including inspections of the property and to review all information provided. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

FEBRUARY 25 • REAL ESTATE AUCTION

HEAVY INDUSTRIAL COMPLEX



LENDER DIRECTS IMMEDIATE AUCTION



AMERICA'S REAL ESTATE AUCTIONEER
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FEBRUARY 25 • REAL ESTATE AUCTION

HEAVY INDUSTRIAL COMPLEX OR REDEVELOPMENT SITE



This former industrial foundry is located in unincorporated Saline County, Kansas immediately south of the City of Salina.