

### 10:00 AM • Monday, November 2

Greenville, Mississippi

*Greenville, Mississippi, is located just off of the Mississippi River and is a large port city.*



#### 470,920± s.f. Industrial Facility on 78.88± AC

84 Stokes King Rd., Greenville, MS 38701

- 470,920± s.f. building on 78.88± acres
- 40,000± s.f. office space
- 22 dock high doors
- Ceiling height: 16'±
- Former Fruit-of-the-Loom manufacturing facility
- 100% air-conditioned
- Built 1975-1993
- Zoned I-2, Heavy Industrial
- City of Greenville water and sewer; Twin County electric

**PREVIEW** :11 AM - 3 PM, Monday, October 19

Keith Babb Auction Company 277G, AU185, RE14235

### 4:00 PM • Monday, November 2

Marked Tree, Arkansas

*Located in an industrial park, 35 miles from Memphis.*



#### 281,680± s.f. Industrial Facility on 23± AC

301 Industrial, Marked Tree, AR 72356

- 281,680± s.f. building on 23± acres
- 10,050± s.f. miscellaneous area
- 10,000± s.f. storage
- 5,580± s.f. office space
- 3-phase electric
- Ceiling height: 20'±-24'±
- 5"-6" concrete floor
- Six dock-high doors
- Seven ground level doors

**PREVIEW** :11 AM - 3 PM, Monday, October 19

Jim Owen Realty, AR PB66556, AU 2084

### 10:00 AM • Thursday, November 5

Johnson City, Tennessee

*Located in the Tri-Cities area just 3-1/2 miles to I-26*



#### 309,000± s.f. Industrial Facility on 24± AC

655 Woodlyn Rd., Johnson City, TN 37601

- 309,000± total s.f. building on 24± acres
- 13,200± s.f. office space
- 3-phase electric
- Ceiling height: 22'±-39'±
- 6" concrete floor
- Six loading docks with levelers
- One loading dock without leveler
- Two drive-in doors
- Johnson City utilities

**PREVIEW** :11 AM - 3 PM, Thursday, October 22

Horton Auction Company, AU FL 2133, AU 2437

### 4:30 PM • Thursday, November 5

Chattanooga, Tennessee

*Just one mile from I-24 and 4 miles from I-75.*



#### 140,000± s.f. Industrial Facility on 8± AC

3321 Dodds Ave., Chattanooga, TN 37407

- 140,000± s.f. building situated on 10± acres
- 500± s.f. office
- 25,000± s.f. mezzanine
- Zoning: M-1
- Parking: 10 cars, 20 trailers
- Column spacing: 20'± x 48'±
- Five dock doors
- Two drive-in doors
- Ceiling heights: 10'± and 20'±
- Rail access

**PREVIEW** :11 AM - 3 PM, Wednesday, October 21

Horton Auction Company, AU FL 2133, AU 2437

### 10:00 AM • Tuesday, November 3

Centralia, Illinois

*Income-Producing!*

*Income-Producing Property! Conveniently located in Centralia's Industrial Park, just off Route 51*



#### 140,440± s.f. Industrial Facility on 8.9± AC

2425 South Wabash Ave., Centralia, IL 62801

- 140,440± s.f. building on 8.9± acres
- 6 loading docks
- 2 overhead doors
- 17'-21'± ceiling height
- Enterprise Zone
- Trailer parking
- 35,000± s.f. currently leased
- Ideal for distribution or manufacturing
- Sprinklers
- Located just seven miles to I-64

**PREVIEW** :11 AM - 3 PM, Tuesday, October 20

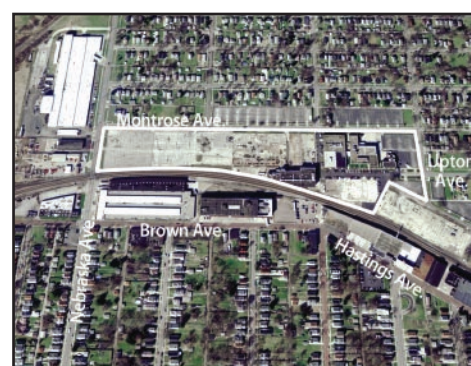
Nelson Aumann AU 040.000015, BR 075.00738646

### 10:00 AM • Wednesday, November 4

Toledo, Ohio

*Income-Producing!*

*This property is currently leased by a Fortune 500 company and income-producing!*



#### 131,000± total s.f. Buildings on 17.2± AC

914 Upton Ave., Toledo, OH 43607

- Four buildings with a total of 131,000± s.f. situated on 17.2± acres
- Ceiling heights: 10'± - 20'±
- 100+ parking spaces
- City of Toledo utilities
- Zoned: Mixed Industrial, Commercial and Residential
- Located just 1/2 mile from I-75
- Excess land
- 100% leased to Federal Mogul

**PREVIEW** :

Joel T. Wilson, AU 63199979829

### 10:00 AM • Friday, November 6

Thomaston, Georgia

*This 75± acre campus has excellent potential for expansion.*



#### 275,000± s.f. Industrial Buildings on 74.81± AC

100 Yamaha Park, Thomaston, GA 30286

- 275,000± total s.f. (five bldgs.) on 74.81± acres
- 15,000± s.f. office space
- Ceiling height: 20'±-24'±
- 5" concrete floor
- Four production loading docks
- Six shipping docks
- City of Thomaston water and sewer
- Georgia Power
- Well-maintained facility
- Fenced property
- Rail available

**PREVIEW** :10 AM - 2 PM, Friday, October 23

Thomas J. Tarpley, GAL 135, GREL 12000

### 3:00 PM • Friday, November 6

Tifton, Georgia

*1/2 mile from I-75 with easy access to US-41 and US-82*



#### 85,262± s.f. Industrial Facility on 15.65± AC

330 Southwell Blvd., Tifton, GA 31794

- 85,262± s.f. building on 15.65± acres
- 1,032± frontage on Southwell Blvd.
- Ceiling height: 18'±
- Six dock-high overhead loading
- One drive-in door
- Year built: 1968; remodeled in 2000
- 300 parking spaces
- Zoned: H-1, Heavy Industry
- Rail parallel to property

**PREVIEW** :12 PM - 4 PM, Thursday, October 22

Thomas J. Tarpley, GAL 135, GREL 12000



**10:00 AM • Saturday, November 7**  
Quincy, Florida



**Covering an entire city block, this location has excellent visibility and access.**

**110,000± total s.f. Industrial Building on 2.03± AC**  
110 Porro St., Quincy, FL 32351

- 110,000± s.f. industrial building situated on 2.03± acres
- Multi-story building
- 45,000± s.f. refrigeration
- Property occupies of an entire city block
- Freight elevator
- 3-phase power
- Ample parking
- Road frontage on four sides
- Just south of Hwy. 90 and four miles north of I-10

**PREVIEW** :10 AM - 1 PM, Monday, October 26

Martin E. Higgenbotham, CAI, AU 305, AB158

## Frequently Asked Questions

### What is a property information package (PIP) and how do I get one?

A property information package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, easements, covenants & restrictions, title exceptions and the auction contract. You can download this information by going to [higgenbotham.com](http://higgenbotham.com) & clicking on the "Register" button. After you submit your information, you will be emailed a password. Return to our website & log in. Find the property you are interested in by viewing the calendar or the Auctions list. Select the property listing, then click the "Documents" tab. The PIP will be available for download. You may also call our office to obtain a copy of the property information package.

### What does the term "RESERVE" mean?

Under a reserve auction the auctioneers will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid. If the property is not labeled as absolute, it will be sold on a reserve basis.

### What is an acceptable form of deposit?

Auction deposits can be made in the form of personal or business check.

### Will I get clear title to the property?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the property information package or at the auction.

### What are the terms of the sale?

10% deposit day of sale. Balance due at closing on or before 45 days. 10% buyer's premium. All properties to be offered at reserve auction.

The most important thing to do at an auction is relax and have fun. If you have a question, ask it. We strive to insure that all of our customers are fully informed and educated. And remember,

**You're only going to pay one bid more than someone else was willing to pay.**



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1666 Williamsburg Square, Lakeland, FL 33803



Tifton, Georgia



Thomaston, Georgia



Marked Tree, Arkansas



Centralia, Illinois



Quincy, FL



Toledo, Ohio



Greenville, MS



Johnson City, TN

# Industrial Real Estate Auction

Monday, November 2 - Saturday, November 7

Industrial/Commercial Warehouse Facilities in Nine High-Visibility Locations



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## Real Estate Auction Schedule • November 2 - 7

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