

Absolute Real Estate Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

Approx. 127,000 sq. ft. Industrial/ Warehouse Facility on Approx. 7.4 Acres

Convenient to I-40 • Just off Warford Street, between PMC Biogenics Plant & Schering-Plough Facility
1178 Pope Street, Memphis, TN

Friday, June 18 • 12:00 Noon
Open House: Thursday, June 10 • 10:00 AM - 2:00 PM



- Utilities Available:
Electric: MLGW - 2 Meters.
Main meter 3 phase, 480 VAC,
Main transformer - 2,000 KVA.
Main switch gear capacity 3,000 amps;
Water: MLGW - 1 Meter;
Gas: MLGW - 1 Meter;
Sewer: City of Memphis
- Zoning: I-L (Industrial)
- Estimated Annual Taxes:
Shelby County - \$16,317.98;
City of Memphis - \$12,971.99
Taxes to be pro-rated at closing

- 120 BHP Cleaver Brooks watertube boiler (installed 1998)
- Directions: From the intersection of I-40 West and Warford St. (exit 10B), travel south on Warford St. approximately 2 miles to left on Bell Avenue. Travel approximately 2/10 mile to intersection with Pope Street. Subject property is situated at the end of Bell Ave. where it intersects with Pope Street.

2% Broker Participation Available

Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) sale day in the form of cash, cashier's check, personal or company check plus a real estate sales contract must be signed. Balance is due in certified funds at closing. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE.
Square footage and acreage are believed to be accurate, but not guaranteed. Sale day announcements supercede any previous information.

Dated Material • Do Not Delay

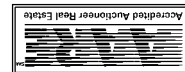
Pass It On... If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them.

Join our group
on Facebook



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Absolute Real Estate Auction

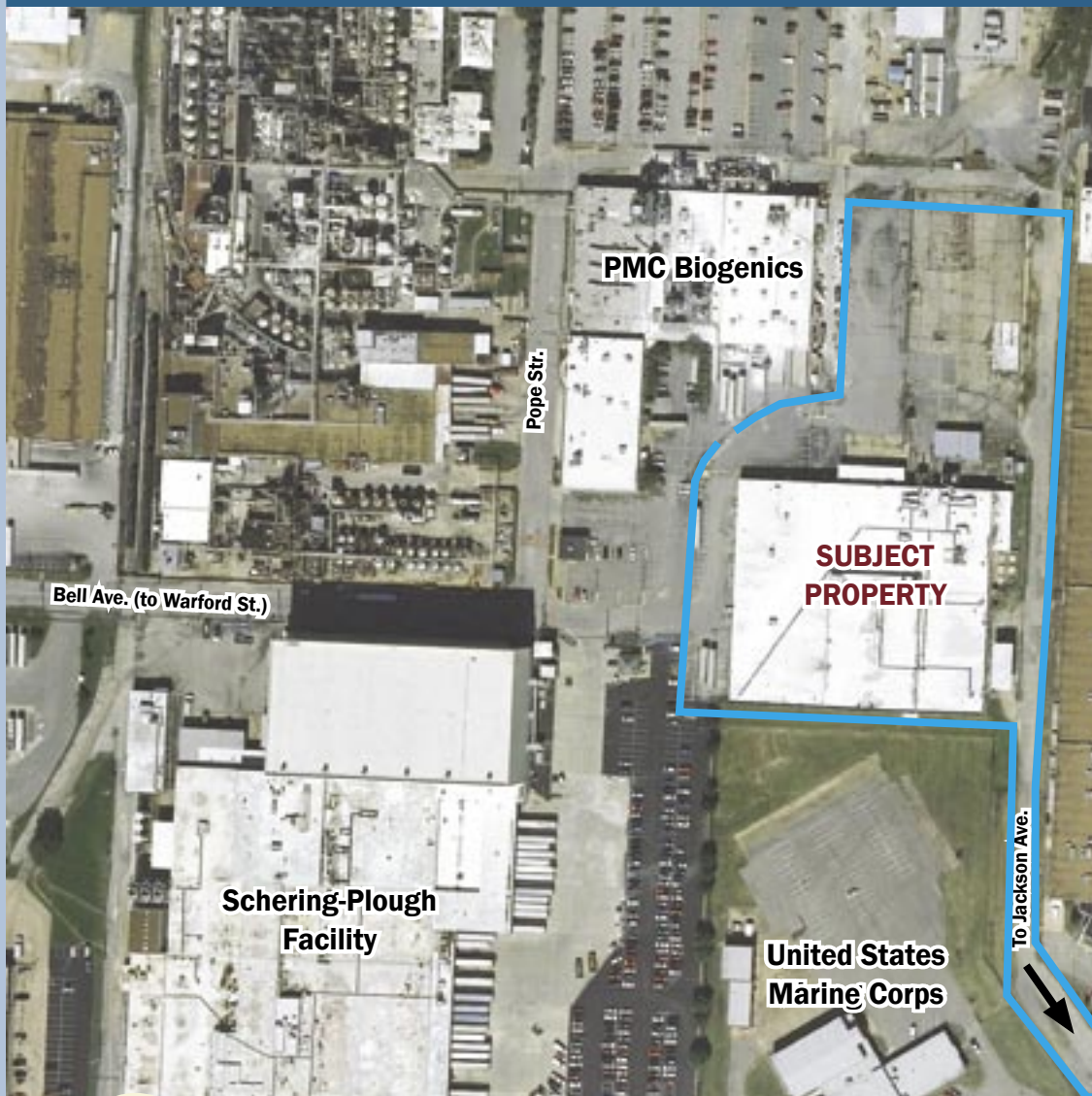
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***Surplus Corporate
Owned Asset
being sold at
Absolute Auction!***

- Steel frame & masonry construction
- 20' Clear height ceilings
- Dock Area:
 - Canopy
 - 6 Truck capacity
 - 2 Doors
- Fully splinkered
- Rubber membrane roof
- Approx. 115,960 sq. ft. warehouse/industrial space
- Approx. 11,200 sq. ft. office space with locker room facilities
- Office space fully climate controlled
- Approx. 30,000 sq. ft. climate controlled warehouse space.

**2% Broker
Participation
Available**

Pre-registration required.



FURROW AUCTION COMPANY

1022 Elm Street • Knoxville, TN 37921 • (901) 274-9777 • 1-800-4FURROW

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