

Another Bambeck Auctioneers Inc. Real Estate

**Court-Ordered Sale**

# AUCTION

**Mortgage Foreclosure**

**Richland County Court of Common Pleas**

**Case No. 09CV1795**

**Thursday, June 24, 2010, 11:00 AM On-Site**



**9<sup>±</sup> Acre  
Industrial  
Park Site**

## **Truck Fleet Maintenance & Refueling Facility**

**147 Curtis Drive, Shelby, Ohio 44875**

This property, constructed in 2006, consists of a 13,000 +/- sq.ft. steel & masonry industrial building designed for use as a drive-thru heavy truck & trailer service/repair/maintenance/fueling facility with attached 1,800 +/- sq. ft. office. The main building has 18' of ceiling clearance, (4) drive-thru bays w/ 14'x14' pwr. overhead doors and one additional drive-in bay. Service bays are equipped with Nederman exhaust extraction system. In addition, there is a drive-thru wash bay, parts/tool room, in-plant office, utility rooms & storage mezzanine. The attached office area contains private offices, dispatch area & restrooms w/ showers. The two-lane 25,000 gal. refueling island includes a lighted canopy, Comdata Comchek cardreader & OPW fuel management system. The site also provides (34) electric truck heater hookups and air supply manifold. Strategically located adjacent to Central Ohio Industrial Park. Ashland Railway /CSX/N&S serves the industrial park as well as the subject property.

**Richland County Real Estate Parcel No's.: 046-08-071-02-000; 046-08-223-03-001; 046-08-028--17-000**

**TERMS OF SALE:** Minimum Opening Bid: \$400,000.00. Purchaser to deposit \$40,000.00 by bank cashier check at time of sale. Balance due by bank cashier check within thirty days of court confirmation of sale.

*Auction Managed & Conducted By:*

**For Information or  
Viewing Appointment:**

**Call Dave Bambeck  
330-260-0192**

**BAMBECK AUCTIONEERS**  
I N C O R P O R A T E D  
auctioneers • real estate brokers • appraisers  
3061 Steel Road NW, Dover, Ohio 44622 • (330) 343-1437

**www.bambeck.com**

# **AUCTION** Truck Fleet Maintenance & Refueling Facility

**June 24, 11:00 AM** 147 Curtis Drive, Shelby, Ohio 44875



**This Property is strategically located adjacent to a 238 Acre 2.5 million sq.ft. distribution & light manufacturing complex.**