



SAMPLE PORTFOLIO  
WAREHOUSES & MILLS

# Former "Rockdale Mills" Complex

## 7 Parcels Totaling 95± Acres

### 380,000± sf Industrial Buildings



Parcel ID	Address	± Acres	Improvements
25-19	2341 Providence Rd	4.23	Mill Buildings
25-20	0 Providence Rd	85.90	Unimproved
25-89	0 Providence Rd	0.23	Outbuildings
22A-172	0 Sutton St	0.13	Unimproved
22A-174	0 Sutton St	3.89	Outbuilding
22A-175	0 Sutton St	0.48	Paved Parking
21-103	0 Railroad St	0.44	Outbuildings
<b>Total Acres</b>		<b>95.30</b>	



2341 Providence Rd (Rt 122) &  
Additional on Rt 122, Sutton St & Railroad St  
**Northbridge, MA**

## BLACKSTONE RIVER VALLEY

7 Assessor's parcels totaling 95.3± acres with 380,000± sf of improvements features the historic "Rockdale Mills" stone & brick textile mill complex built circa 1856. Tenants include Altor Solutions/ Polyfoam LLC (lease), Curtain Factory Outlet, Rockdale Rug and Home plus Shining Rock Golf Club (lease) for well water for irrigation.

13± miles to Worcester, 34± miles to Providence & 43± miles to Boston with easy access to Routes 146, I-90, I-190, I-290 & I-395.

**Total RE Tax Assessment (2024):** \$2,842,500

**Zoning:** I1 (90± acres) & additional in B1, R2, R3

**Site Area:** 95.3± acres spread across 7 parcels, not all of which are contiguous

**Deed Ref:** Worcester County 47790/0312

**See Property Info Package:** Income, tenants, leases, floorplans, renovations, photos & more

*Selling in Entirety to the Highest Bidder,  
Regardless of Price*

**Property Tour:**  
Wednesday, October 16 (11am-1pm)

# JJ Manning

— AUCTIONEERS —

Property Info, Broker Reg & Full Terms at:

**JJManning.com**

**800.521.0111**

# ABSOLUTE AUCTION

## Wednesday, October 23 at 11am On-site



# 144,000± SF. Industrial Warehouse

20.5± Acres ~ 495± Parking Spaces ~ Expansion Potential

**RE Tax Assessment:** \$4,369,600

**Site Area:** 20.5± acres (893,416± sf.)

**Zoning:** C-1 Commercial/Lt. Industrial

**Primary Frontage:** 660± ft.

**Structure:** 144,000± sf. 1-story bldg. comprised of 34,000± sf. precast masonry built 1971; 31,000± sf. steel & metal frame added 1985 (inc. 7,364± sf. office space); 79,000± sf. steel frame front whs. added 2001; plus potential for future expansion

**Ceiling Height:** 18-21± ft. manuf./whs.

**Foundation:** Concrete slab

**Loading:** 9 dock height w/ levelers & 1 overhead drive-in door

**HVAC:** Gas-fired forced air, combo gas & electric units for a/c

**Electric:** Phase 3, 2000 amps, 480 volts

**Fire:** Hardwire detection, wet sprinkler system in manuf./whs.

**Water & Sewer:** Town

**Parcel ID:** Map 563, Lot 2

**Deed Ref.:** Merrimack County 1411/1025

39 Sheep Davis Rd. (Rt. 106)

**Pembroke, NH**



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**AUCTION: Tuesday, August 16<sup>th</sup> at 2pm On-site**



# Development Opportunity



**1.54± Acres with  
2 Historic Brick  
Mill Buildings**

**16-36**

**58**

**W. River St.**

**S. Main St./Rt. 122**

**16-36 W. River St. &  
58 S. Main St./Rt. 122  
Orange, MA**

Part of the historic New Home Sewing complex, this downtown site is on the south side of Millers River near Putnam Hall & Butterfield Park with easy access to Rt. 2, 2A & 122. Zoned for a wide variety of uses, this is a 43(D) Priority Development Site eligible for expedited permitting plus priority consideration for select state grants & other financing. The owner had preliminary plans for a 56± unit residential development.

**RE Tax Assessment (2010):** \$256,500

**Site Area:** 1.54± acres

**Zoning:** Village Residential/Commercial

**Frontage:** 577± ft. W. River, 67± ft. S. Main

**Access:** 2 curb cuts off W. River

**Utilities:** All public utilities available

**Total Building Area:** 99,430± sf.

**16-36 W. River St.:** 79,762± sf. 3± story brick building on concrete slab built c. 1890 with 2 freight elevators & a loading dock

**58 S. Main St.:** 19,668± sf. 4-story brick building on concrete slab built c. 1850

**Features:** Period details including wood floors & beams

**Environmental Info.:** See Property Information Package

**Parcel Ids:** Map 110 Parcels 227 & 228

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**ABSOLUTE AUCTION**

**Monday, November 22<sup>nd</sup> at 12pm On-site**

**Property Tour: Monday, November 15<sup>th</sup> (12pm-2pm)**



# Prime Development Opportunity

250,000± sf. Brick Mill f/k/a "Country Candle"  
On Blackstone River ~ Blocks from Downtown  
Close to I-90/MA Tpk., I-290, I-190 & Rt. 146

22 West Street  
Millbury, MA

Property Tours:  
Tuesday, May 3<sup>rd</sup> (1-3pm)



**ABSOLUTE AUCTION Above \$150,000**

**Tuesday, May 10<sup>th</sup> at 12pm on-site**

Selling Donated Real Estate on  
Behalf of Helping Hands of America

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# Auction: Thursday, March 20<sup>th</sup> at 11am

Industrial Manufacturing/Distribution Facility

**114,751± sf Building on 6.15± Acres**

R.R. Siding ~ 7 Loading Docks ~ Near Rt. 44, 24 & I-495

37 Cushman Street  
Taunton, MA

*Bid Live On-Site or Online*

Open House: Thursday, March, 13<sup>th</sup> (11am-2pm)



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Property Information Package, Photos & More at:

[www.JJManning.com](http://www.JJManning.com)

or call 800.521.0111



# Corporate Relocation Forces Sale

## 24.7± Acre “Tweave Mill” Site

100,000± sf. Brick Mill Complex on Rail Siding & 4± Miles to I-495

138 Barrows St., Norton, MA



**AUCTION: Tuesday, September 18 at 11am On-site**



### RE Tax Assessment:

\$2,230,500

### Parcel ID:

27-140-02-0

### Frontage:

206± ft. road, 244± ft. river,  
1,928 ft. railroad

### Zoning:

R-60, current is a legal non-conforming use, see Property Info. Package (PIP) for a variety of potential additional uses by right or special permit

### Fire Suppression:

See PIP, some buildings are sprinklered

### Buildings:

100,000± sf. in 5± primarily masonry 1&2-story main structures built between 1905-1952 with 12'-14' foot ceilings plus 12-stall garage, 3-car garage, pump house & other detached support buildings

### Elevator:

1 in main building

### Loading Docks:

Numerous, see PIP

### Heat:

Oil-fired steam

### Parking:

53± spaces

### Occupancy:

Lease expires & tenant relocating by September 23

### Environmental, FEMA Zones & Utilities:

See PIP

### Dam:

See PIP for deed & other documents about rights, easements & responsibilities conveyed relative to Barrowsville Pond Dam, Wading River, etc.

### Deed Ref.:

Bristol County N. 2074-257

Owned by a textile manufacturer of stretch woven fabrics since 1981, the property features a rail siding & is centrally located close to the Norton Commerce Center, Myles Standish Industrial Park, Xfinity Center, & Wheaton College with easy access to Routes 24, 44, 140 & I-495



Barrowsville Pond Dam

**Property Tour: Tuesday, September 11 (11am-2pm)**

**Terms of Sale:** 10% deposit of which \$40,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 2pm ET on Thursday, 9/20/18. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed

**Buyer's Broker Terms:** Up to 2% Broker Commission Offered. Visit [www.JJManning.com](http://www.JJManning.com), mandatory broker pre-registration requirements.

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# 14.8± Acre Prime Development Opportunity

## Income Producing 5-Building Mill Complex

5 Parcels with 5 Buildings ~ High Visibility off Rt. 24 ~ Zoned CMD



168 Stevens Street  
Fall River, MA  
k/a "Stevens Mills"

**AUCTION: Wednesday, December 9 at 11am On-site**

Property Tour: Wednesday, December 2 (11am-1pm)

BOUNDARIES APPROXIMATE © Plotometry.com



**Selling ABSOLUTE to the Highest Bidder above \$500,000**



**RE Tax Assessment: \$2,414,100**

**Rental Income:** (See Property Info. Package) includes lease of tenant owned billboard at Rt. 24

**Legal Ref.:** Bristol County (See Property Info. Package)

**Subdivision Plan Ref.:** Bristol County 156/28

**Site Area:** 14.846± acres per SubD plan or 15.381± sf. per Assessor

**Parcel IDS:** Plat E-27 Lots 2, 5, 6, 11, 12

**Zoning:** CMD – Commercial Mill District

**Nat. Reg. Historic Places:** Part of Quequechan Valley Mills Historic District

**Road Frontage:** 625.37± ft. on Omaha St.

**Visual Site Frontage:** 1,408.79± ft. Rt. 24, 140.18± ft. Brayton Ave.

**Parking:** Ample

**Complex Building Area:** 236,679± GSF per client or 176,339± sf. fin. area per Assessor (See Chart)

**Buildings:** 1-story mixed construction of 4 joined structures including a 1974 29,000± GSF insulated metal warehouse/manufacturing with office mezzanine plus (2) 6,500± GSF block & metal sections as well as an early 1900's 4,800± GSF wood frame brick section; early 1900's (2) 2-story wood frame brick mill buildings – 1 with walk-out basement & 4,000 lb. 3-stop freight elevator, 1-story brick & stone boiler house; c. 1924 1-story wood frame & clapboard shed with office & storage mezzanine. All with dry sprinklers.

**Other Buildings:** 800± sf. former transformer house

**Utilities:** Gas, electric, city water & sewer

**Environmental:** (See Property Info. Package)

Assessor Parcel ID	Assessor Acres	SubD Plan Parcels	SubD Plan Acres	RE Tax Assessment	Building Name	Assessor Finished Area	Client Est. GSF	Year Built
E-27-0002	2.076±	5, 6	2.081±	\$386,900	O'Day Building	25,510±	51,020±	1902
E-27-0005	6.410±	1, 2	5.615±	\$344,000	Boiler House	5,961±	5,961±	1901
E-27-0006	2.940±	E-27-0006	3.204±	\$275,200	The Shed	15,746±	12,000±	1924
E-27-0011	2.210±	3, 4	2.209±	\$428,900	Stevens Building	81,484±	120,936±	1900
E-27-0012	1.745±	E-27-0012	1.737±	\$979,100	Green Building	47,638±	46,762±	1974
<b>TOTALS</b>	<b>15.381±</b>		<b>14.846±</b>	<b>\$2,414,100</b>		<b>176,339±</b>	<b>236,679±</b>	



**Terms of Sale:** 10% deposit of which \$50,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Friday, December 11, 2015. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer.

**Buyer's Broker Terms:** Up to 2% Broker Commission Offered. Visit [www.JJManning.com](http://www.JJManning.com), mandatory 48 hour broker pre-registration.

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55 Green Street  
at Rt. 62/70  
Clinton, MA

Bid LIVE  
On-Site  
or Online

# Lancaster Mills

JJManning Auctioneers is proud to offer this 323,000± sf. renovated historic brick mill complex on 13.48± ares. Potential uses may include industrial/distribution, R&D, office park, retail, warehouse or self-storage facility. Fully renovated in 1985, this special property offers all the benefits and convenience of a modern development in

combination with the character of classic architectural detail. Prime location on Rt. 62/70, just to the northeast of Clinton's central business district, approximately 6 miles west of I-495, within 20 minutes of Worcester and an hour of Boston's Logan International Airport.



**AUCTION: Wednesday, June 20<sup>th</sup> at 12pm**

**Open House: Wednesday, June 13<sup>th</sup> from 11am-1pm**

**County:** Worcester (Southern)

**Site Area:** 13.48 ac. comprised of 2 adjacent parcels (1A 8.33± ac. & 4A 5.15± ac.) south and north of Green St.

**Property ID:** Parcel 1A 93-3141 & Parcel 4A part of 93-3149

**Frontage:** Parcel 1A with 866± ft. on south side Green St., Parcel 4A with 739± ft. on Chestnut St. / Rt. 70 & 1,057± ft. on north side of Green St.

**Topography:** Mostly level, some gradually sloping

**Zoning:** Industrial

**FEMA Flood Hazard / Map:** No / Panel 250300 0002 B

**Landscaping:** Lawn and mature plantings

**Parking:** Paved for 388± cars

**Building Area:** 323,000± sf.

**Year Built:** 1844 for the Bigelow Carpet Company

**Renovations:** Completely renovated in 1985 into climate controlled light industrial facility

**Design/Construction:** Heavy timber framed brick mill buildings including a 235,000± sf. 1-story building originally used for production/distribution with 16± ft. clearance and 20' x 20' & 20' x 9' column spacing and an attached 88,000± sf. 4-story office building, both with entry towers; a small 2-story office building; and a free-standing boiler room building

**Exterior:** Exposed brick and granite with Carlisle membrane roof renovated c. 1999, arched top windows with stone sills and aluminum framed with tinted glazing, and a masonry, stone, and concrete slab foundation

**Interior:** Exposed brick and office areas with gypsum wallboard and 2' x 4' suspended ceiling system with recessed fluorescent lighting. Concrete slab and wood plank flooring. The property features a diverse and flexible floor plan suitable for a variety of uses.

**Elevator:** 4,500± lb. 4-stop passenger

**HVAC:** Baseboard heat provided by gas-fired boilers with supplementary heat provided by gas-fired roof-top HVAC units. Central air.

**Gas Tank:** 30,000± gallon above ground propane storage tank

**Water/Sewer:** Municipal

**Fire Protection:** Full wet sprinkler and fire alarm systems

**Electrical:** Electrical room with main switchboard, separate utility meters and disconnects switch assembly for tenants

**# Bathrooms:** 32±

**Basement:** Crawl space beneath most with multi basement levels along east side of main building

**Loading Docks:** 4 tailboard doors

**Terms of Sale:** 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5:00 p.m. EDT Monday, 6/25/2007. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Online Bidding Terms:** Mandatory 72 hour pre-registration. Visit [www.JJManning.com](http://www.JJManning.com).

**Buyer's Broker Terms:** 2% Broker Commission Offered. 48 hour broker pre-registration required. Sign up your buyers now! Full Terms and forms on website: [www.JJManning.com](http://www.JJManning.com)

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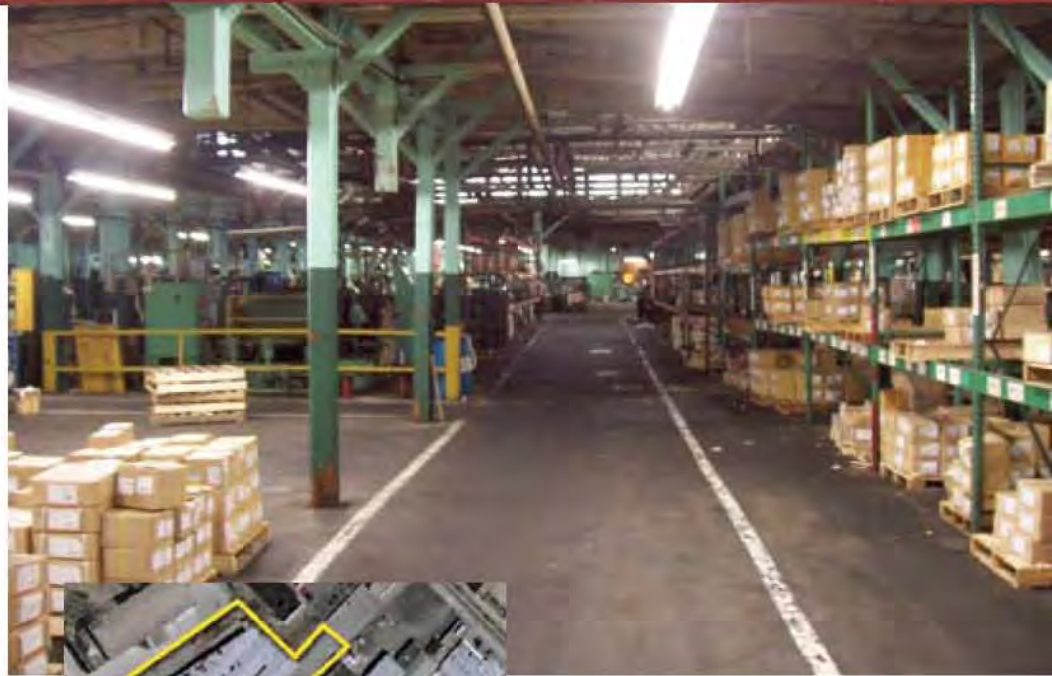
# Absolute Auction ~ To Be Sold Regardless of Price



Historic Artist's Rendering

## 327 Pine Street Pawtucket, RI Thursday, July 31<sup>st</sup> at 11am *Bid Live On-Site or Online*

JJManning Auctioneers is proud to offer this 131,388± sf. industrial manufacturing/distribution facility suitable for a wide variety of uses including industrial, wholesale/commercial, public utility, storage, etc. at absolute auction wherein the property will be sold to the highest bidder regardless of price. Prime location in the center of the Pawtucket Industrial District. Close to the I-95 & Rt. 1 interchange and public transportation providing easy access to downtown Providence.



Boundaries approximate

**Open Houses:**  
Thursday, July 17 & 24 (11am-2pm)



**Tax Assessment:** \$1,383,900 (\$420,200 Land & \$963,700 Bldg.)

**Appraised Value (12/05):** 1,315,000

**Real Estate TAXES (2008):** \$27,650.32

**Property ID:** Parcel 440592 (Plat 44A, Lot 592)

**Legal ID:** Providence County Book 1526 Page 40

**Frontage:** 552± ft. Pine St. & 322± ft. Barton St.

**Zoning:** MB - Industrial Built-Up District

**Site Area:** 3.738± acres (162,821± sf.)

**FEMA Map/Zone:** Map 4400220002D 1/3/86 / Zone C (outside 100 yr. flood plain)

**Parking:** 122 spaces in paved & fenced lot

**Facility:** 1907 brick mill building with more recent metal construction additions; double-hung & vinyl windows; rubber membrane and tar & gravel roof

**Building Area:** 131,388± sf. 1 & 2-story with 106,000± sf. on 1st floor

**Office:** 7,700± sf., new c. 1990

**Basement:** 6,142± sf.

**Ceiling Height:** 12'-18'

**Column Spacing:** 20' - 30'

**Freight Elevator:** 10,000 lbs.

**Loading Docks:** 4 tailgate & 3 drive-in doors

**Security:** Alarm, entire building

**Sprinklers:** Full coverage with combination wet/dry

**Heat & Fuel:** Gas-fired, HVAC in office & boiler in plant

**Air Conditioned:** Office areas only

**Electric:** 800A capacity with 3,400 amp accessory panels

**Utilities:** Electric, gas & City water/sewer

**Environmental Report:** Available at [www.JJManning.com](http://www.JJManning.com)

**Terms of Sale:** 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Monday, 8/4/08. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Online Bidding Terms:** Visit [www.JJManning.com](http://www.JJManning.com), mandatory 72 hour pre-registration

**Buyer's Broker Terms:** 2% Broker Commission Offered. 48 hour broker pre-registration required. Sign up your

buyers now! Full terms and forms at [www.JJManning.com](http://www.JJManning.com)

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# 2 ABSOLUTE AUCTIONS

Per Order of the Commonwealth of MA Division of Capital Asset Management  
*Surplus Real Estate Selling to the Highest Bidder, Regardless of Price*

## Monday, January 24<sup>th</sup> at 12pm Off Site\*

\*Auction Site: The Westin Waltham-Boston, 70 Third St., Waltham, MA (Directions Available Below)

**Bid Live at Auction Site or Online**



Auction Ref. #11-1285

### 20 Addison St. & 600 Chelsea St. E. Boston, MA

**Summary:** 1.6± acres of industrial land comprised of 2 parcels with buildings located at the foot of Chelsea Bridge

**F/K/A:** MWRA's "E. Boston Electric Shop & Central Maintenance Facility"

**Property Tours:**  
Thursday, January 13 (10am-12pm)

**County:** Suffolk

**Zoning:** Upper Chelsea Creek WM - Waterfront Manufacturing Subdistrict

**FEMA Flood Zone:** C, non-hazard

**Utilities:** City water & sewer, electric, natural gas

**Easement & Environmental Info.:**

See Property Info. Package (PIP)

**20 Addison St:** 1.42± acres along the U.S. Pier & Bulkhead Line of the Chelsea Creek with a 19,000± sf. c. 1894 brick building with granite foundation eligible for inclusion in the National Register last used for machine & trade shops and vehicle garaging. Concrete and granite seawall. Paved parking for 12± cars. Easements.

**600 Chelsea St:** .17± acres with a 1,000± sf. c. 1940 1-story brick building. Easements.

Auction Ref. #11-1287

### 525 Maple St. (Rt. 85) Marlborough, MA

**Summary:** .95 acres of commercial land with an office building

**F/K/A:** "Registry of Motor Vehicles"

**Property Tours:**  
Thursday, January 13 (1:30-3:30pm)

**County:** Middlesex

**Zoning:** CA - Commercial/Automotive

**FEMA Flood Zone:** C, non-hazard

**Utilities:** Town water & sewer, electric, natural gas

**Easement & Condition Info.:**

See Property Info. Package (PIP)

**Description:** 3,400± sf. 1-story round office building built c. 1960's on a concrete slab on a .95± acre triangular lot with ample paved parking at the intersection of Mill St. & Maple St. with a curb cut on each. Near the Southborough town line with easy access to Rt. 20, I-495 & I-290. 17± miles to Worcester & 27± miles to Boston.

### \*Directions To Auction Site

The Westin Waltham-Boston Hotel: Take I-90/Massachusetts Turnpike to Route 95 North. Take Exit 27A (Totten Pond Road). Make a sharp right onto 3rd avenue and the Hotel will be on the left.

**Terms of Sale:** 10% deposit of which \$10,000 **Per Property** must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check at the auction. Balance in **60 days Marlborough & by 4/1/11 E. Boston. 10% buyers premium. Any other terms given at sale.**

**Commission Terms:** Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

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Division of Capital Asset Management  
**D · C · A · M**  
Building for the Commonwealth

# JJManning

— AUCTIONEERS —

Property Information, Photos & More at:  
[www.JJManning.com](http://www.JJManning.com)

or call 800.521.0111



# AUCTION: Thursday, October 15<sup>th</sup> at 11am on-site

Parking for 92± cars, undercoat paved over an engineered water retention system designed to control on-site drainage

Aerial image taken April 2008.  
© TerraServer.com

186 Providence St./Rt. 115  
West Warwick, RI

This 34,000± sf. historic stone mill building was constructed circa 1890 as a 3-story cotton storage warehouse. The building has tremendous potential for a wide variety of uses including retail, restaurant, professional, and more. Currently undergoing conversion to 2 levels of retail & commercial space with each floor configured for 3 similar size units with 12'+ exposed wood beam ceilings. The lower level is on grade with Hay St. The upper level is on grade with the parking lot and features new storefront windows. A new monitor/clearstory roof lets in light and allows for some 14' ceilings. There is an unfinished basement for systems and storage. Redevelopment of the site is estimated to be approximately 75% complete.

At the merger of I-95 & I-295, Warwick is known as the "retail capital" of Rhode Island. This prime development property is located in a busy, high visibility area of West Warwick next to the new Royal Mills

at Riverpoint residential development overlooking the Pawtuxet River. Mill Re-Use Zone offers potential for additional uses and tax incentives. Neighborhood attractions include Riverpoint Park, riverwalk, bikepath, Roger Williams Park & Zoo, Valley Country Club, the Warwick Mall, and major retailers including Super Stop & Shop, Home Depot, Barnes & Noble, and TJ Maxx.

**Zoning:** CI - Commercial Industrial, Mill Re-Use Zone

**Site Area:** 3.6± acres

**Frontage:** 268± ft. Providence St., 179± ft. Hay St. w/ curb cut, 592± ft. Pawtuxet River

**Utilities:** All standard utilities available including city water & sewer

**Parcel ID:** Map 26 Lot 10



**Terms of Sale:** \$50,000 certified deposit to be presented in cash, certified or bank check at auction. Balance in 45 days. Other terms, if any, announced at the sale. Auction block announcements take precedence. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

# JJManning

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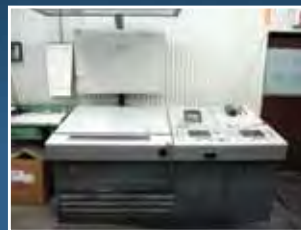
[www.JJManning.com](http://www.JJManning.com)

or call 800.521.0111



# 15,600± sf. Office/Light Industrial Bldg. on 5.38± Acres

Secured party's inventory including: fixtures, furniture, equipment & vehicles used on premises to be sold in lots at 12pm after the sale of real estate



Peterborough is a thriving destination community in the heart of the Monadnock Region, ideal for launching or growing a business. 91 Hancock Rd. is in the Commercial District on the east side of US 202 / NH 123 close to a business center, multi-tenant office buildings, and more. This terrific property is convenient to all services and centrally located on the Contocook River within a ½ mile of Rt. 136, 3 miles of Rt. 101 & downtown, 18 miles of the MA & VT borders, and 30 miles of Nashua. Well suited for a variety of uses including: office, personal & professional services, health care, retail, vehicle sales, light industrial, self-storage, and more.



**RE Appraised Value (3/2010): \$890,000**

**RE Tax Assessment:** \$668,900 at 94% equalization (\$711,596 at 100%)

**Frontage:** 475± ft. with 2 curb cuts

**Parking:** 15,000± sf. paved

**Building:** 9,200± sf. steel frame metal sided built c. 1969 with 6,400± sf. concrete block addition for offices built in 1994

**Windows:** Thermopane

**Foundation:** Concrete slab

**HVAC:** Propane hot air, central a/c

**Loading Dock:** 1

**Fire Suppression:** 100% sprinklered, fire alarm

**Electrical:** Heavy power

**Parcel ID:** U009-032-000

## Inventory:

**Heidelberg SM 74-6 Perfecting 6 Color Press, Heidelberg SORDZ 2 Color Press, Ryobi Press, Hamada Press, Colorimeters, Baum Folders, Creo Pre-Press System/Server, Creo Trendsetter 800 II Autoloader, Creo Integris 800 Proofing System, Computers, Cutters, Binders, Shrink Wraps, Scanners, Collators, Stitchers, Chevrolet Box Truck & Chevrolet Trailblazer & Additional Shop/Office Items.**

**Complete Inventory on Web Site.**

*Photos & listings are representative. All items shown may not be included in inventory sale.*

Mortgagee's Foreclosure / Secured Party's

## Real Estate Auction: Fri, Oct 1<sup>st</sup> at 11am On-site

91 Hancock Rd./US 202  
Peterborough, NH

Re: "Sim's Press, Inc."

Property & Equipment Tours: Friday, September 24<sup>th</sup> (11am-1pm)

**JJ Manning**  
AUCTIONEERS

### Real Estate Terms of Sale:

\$25,000 certified deposit must be presented in cash, certified or bank check at the auction. Balance in 30 days. Other terms, if any, announced at the sale.

### Secured Party's Inventory

**Terms of Sale:** Full payment on auction day & removal within 3 business

days. To bid you need cash or bank letter guaranteeing your check. 10% Buyers Premium. Cash customers must present \$100 refundable deposit at registration. Other terms, if any, announced at the sale.

**Auctioneer's Disclaimer:** All information from reliable sources believed

correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Property Info, Inventory, Photos & More at:

**[www.JJManning.com](http://www.JJManning.com)**

or call **800.521.0111**



# 57,738± sf. Brick Mill Complex on 1.5± Acres

CI - Central Industrial zoned property well suited for office, R&D, school, light manufacturing, or redevelopment.

Set just off the Amesbury Riverwalk greenway with Powwow River views in an up-and-coming revitalized historic

area near shopping, golf, and beaches. Centrally located 2± miles from the intersection of routes I-95 & I-495 with

easy access to public transportation, 20± miles to Portsmouth, NH & 40± miles to Boston, MA.



**RE Tax Assessment:** \$1,112,100  
**Parcel IDs:** Map 54 Parcels 214 & 215  
**Deed Ref.:** Essex S. County 12928/274  
**Frontage:** 485± ft.  
**Parking:** Ample paved  
**Heat:** Gas-fired forced hot air  
**Water & Sewer:** Town  
**Environmental Info:** See property info package.

## 11 Oakland St.

**Building:** 38,838± sf. 3-story brick mill with 27,017± sf. GLA built in 3 phases starting in 1890

**Wall Height:** 12± ft.

**Floors:** Hardwood

**Basement:** Partial, unfinished (5,353± sf.)

**Garage:** Attached (2,880±sf)

**Loading:** 4 overhead doors (2 drive-in, 2 tailgate)

**Elevator:** 1

**Fire Suppression:** Sprinklered

## 25 Oakland St.

**Building:** 18,900± sf. 1.5 story brick & masonry building with 11,610± sf. GLA built in 1920

**Floors:** Concrete

**Basement:** Partial, unfinished at grade (5,400± sf.)

**Loading:** 1 overhead door

**Garage:** 500± sf. detached with overhead door



## ABSOLUTE AUCTION: Wed, October 13<sup>th</sup> at 11am

**Bid Live  
On-Site or  
Online**

**Selling in the Entirety to  
the Highest Bidder,  
Regardless of Price**

11 & 25 Oakland Street  
Amesbury, MA

Vacant — f/k/a "Oakland Industries, Inc."

**Property Tour: Wednesday, October 6<sup>th</sup> (11am-1pm)**

**Terms of Sale:** 10% deposit of which \$25,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Friday, October 15, 2010. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Online Bidding Terms & 2% Buyer's Broker Commission**

**Terms:** Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

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# JJManning

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Property Information, Photos & More at:

**[www.JJManning.com](http://www.JJManning.com)**

or call 800.521.0111





Currently in use as a chapel, school & offices. Located in Kent County in a high-visibility area next to a large commercial plaza on Rt. 3 in the Mishnock section, 1/2± mile north of Exit 6 on I-95. By right, zoning allows for a variety of office, residential & agricultural uses plus many others by special permit including churches, schools, museums, medical & numerous recreational uses.

# AUCTION: Friday, November 22<sup>nd</sup> at 2pm On-Site

**RE Appraisal (6/25/12): \$1,800,000**

**Zoning:** RFR-02

(Rural, Farming, Residential 2)

**Site Area:** 6.183± Acres

**Paved Parking:** 50+ spaces with area for additional

**Landscaping:** Lawn, mature trees, large playground

**Structure:** Predominantly 1-story steel on concrete slab built in 1970

**Building Area:** 60,000± sf.

**Gross Living Area:** 40,100± sf.

**Features:** High-bay open chapel/ auditorium area, offices, classrooms, kitchen/conference rooms, meeting rooms, numerous restrooms, fire alarm & more

**HVAC:** Gas & oil-fired forced warm air, central A/C

**Utilities:** Town water, private septic, gas, electric

**Parcel ID:** 006/0021-02

39 Nooseneck Hill Rd. (Rt. 3)  
West Greenwich, RI



k/a "Lighthouse Christian Centre"



**Terms of Sale:** 10% deposit of which \$25,000 must be presented in cash, certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Tuesday, 11/26/13. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

**Buyer's Broker Terms:** Up to 2% Broker Commission Offered. Visit [www.JJManning.com](http://www.JJManning.com), mandatory 48 hour broker pre-registration.

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**Property Tours:**  
Thursday, November 14<sup>th</sup> (11am-1pm)

**JJManning**  
AUCTIONEERS

Property Info., Photos, Broker Reg. & More at:

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**





# Real Estate Auction

## 700 Unit Self Storage Facility

486 & 490 Main St. (Route 130) Mashpee, MA

### Wed, August 2 at 11am

**Preview: Wed, July 26, 2pm-4pm** Ref# 6-0794 ~ Auction on-site & online

**County:** Barnstable

**Legal Description:** Lot 7 on Land  
Court Plan 27901C & Lot 23 on Land  
Court Plan 27901G

**Site:** 3.86+/- acres

**Gross Building Area:** 100,800+/-sf

**Zoning:** C2 – Commercial

**Frontage:** 500+/-feet on Route 130  
**Parking Spaces:** 95+

**Description of Amenities:**

- Large lobby and showroom
- A.D.A. Compliant Access All Levels
- Ramps / Automatic Doors
- Extra-Wide Hallways
- Handicap Compliant Ground Level Access
- Two Large, Well-Lit Elevators
- Humidity and Temperature Regulated

- Large Exterior Access Non-Climate Units
- Entire Facility is Fire Sprinkler Protected.
- 13 Separate Zones.
- Full Perimeter Exterior Lighting
- Individual Unit Door Alarms
- Digital Video Surveillance, Interior and Exterior
- Fenced and Gated, Full Perimeter
- Key Pad Access, Entry and Exit
- Intercom Throughout for Immediate Assistance
- Bright, Well-Lit Interior Corridors
- Entire Facility is Equipped with Fire Detection Technology
- Humidity and Temperature Controlled Environment
- Automatic Open/Close Entrance Doors
- Multiple Level Loading Docks
- Two Large, Well-Lit Elevators
- Intercom Throughout for Immediate Assistance

JJManning Auctioneers in cooperation with StorageAuctionsUSA.com are proud to offer this 700 UNIT CLIMATE CONTROLLED SELF STORAGE FACILITY at auction. This state of the art facility is strategically located on Route 130 in Mashpee, MA close to Routes 28, Route 151. Don't miss the opportunity to add a self storage facility to your real estate holdings!



**Terms of Sale:** One Hundred Thousand Dollars (\$100,000.00) will be required to be paid in cash, certified or bank check at the time and place of the sale as earnest money. The balance is to be paid in cash or by certified or bank check within 45 days of the date of the sale. Other terms, if any, announced at the sale.

**Buyer's Broker Terms:** 1% Broker Commission Offered. 24 hour broker pre-registration required. Sign up your buyers now! Full Terms and forms on website: [www.JJManning.com/794](http://www.JJManning.com/794).

**Auctioneer's Disclaimer:** All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers and StorageAuctionsUSA.com is acting exclusively on behalf of Seller in this transaction.

**JJManning**  
AUCTIONEERS

**StorageAuctionsUSA.com**

Property Information Packages, Photos & More at

[www.JJManning.com/794](http://www.JJManning.com/794)

800.521.0111





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# Sealed Bid Auction

## 24-acre Harborfront Development Site & Oil Terminal

### New Bedford, MA

November 30, Bid Deadline

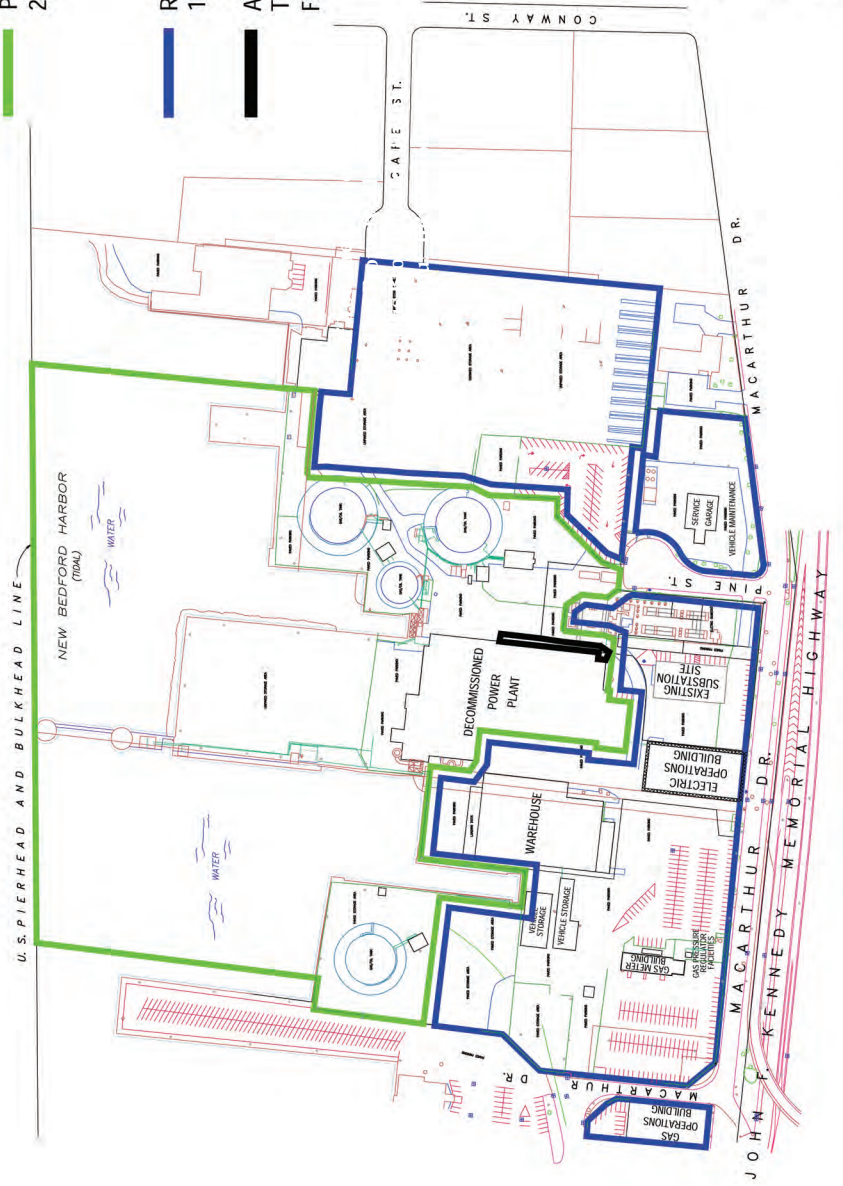


PARCEL A "SALE PARCEL"  
25 ACRES ±

LAND AREA = 11 ACRES ±  
WATER AREA = 14 ACRES ±

REMAINING NSTAR SERVICE CENTER  
18 ACRES ±

ACTIVE NSTAR ELECTRICAL EQUIPMENT  
TO BE RELOCATED WITHIN 2 YEARS  
FROM SALE DATE OF PARCEL A.



DIVISION OF PROPERTY LINES ARE APPROXIMATE, PLEASE SEE NSTAR'S MAY 2nd, 2005 SUBDIVISION PLAN AND LEGAL DESCRIPTION FOR ACCURATE, METES AND BOUNDS DESCRIPTION OF PARCEL A.



# 24-acre Harborfront Development Site & Oil Terminal

## Sealed Bid Auction

### November 30, Bid Deadline

Q&A / Bidder's Tour of Property: November 16, 2005, 10am  
Sealed Bids Due: November 30, 2005, 5pm  
Notification of selected bidder: Week of December 4  
Execution of P&S Agreement: December 9, 2005  
Closing Date: January 23, 2006

# New Bedford, MA



Distinctive Properties for  
Discriminating Buyers

Offering Memorandum & Purchase &  
Sale Agreement both available online at

[www.JJManning.com/698](http://www.JJManning.com/698)

# 800-521-0111





JJManning.com, Auctioneers, on behalf of Commonwealth Electric Company, d/b/a NSTAR Electric ("Seller") proudly offers for sale, by Sealed Bid Auction, 24.82 acres of land located in a Waterfront Industrial Zone in New Bedford, MA. Included in the sale are a bulk petroleum storage and dispensing facility ("oil terminal") leased to Global Companies LLC and Seller's former Power Plant Building known as "Cannon Station". The 5 story former power plant building, known as Cannon Station, occupies approximately 83,000 square feet of the Property, and consists of 176,000 of gross floor area. Cannon Station was decommissioned in 1991.

## The Property

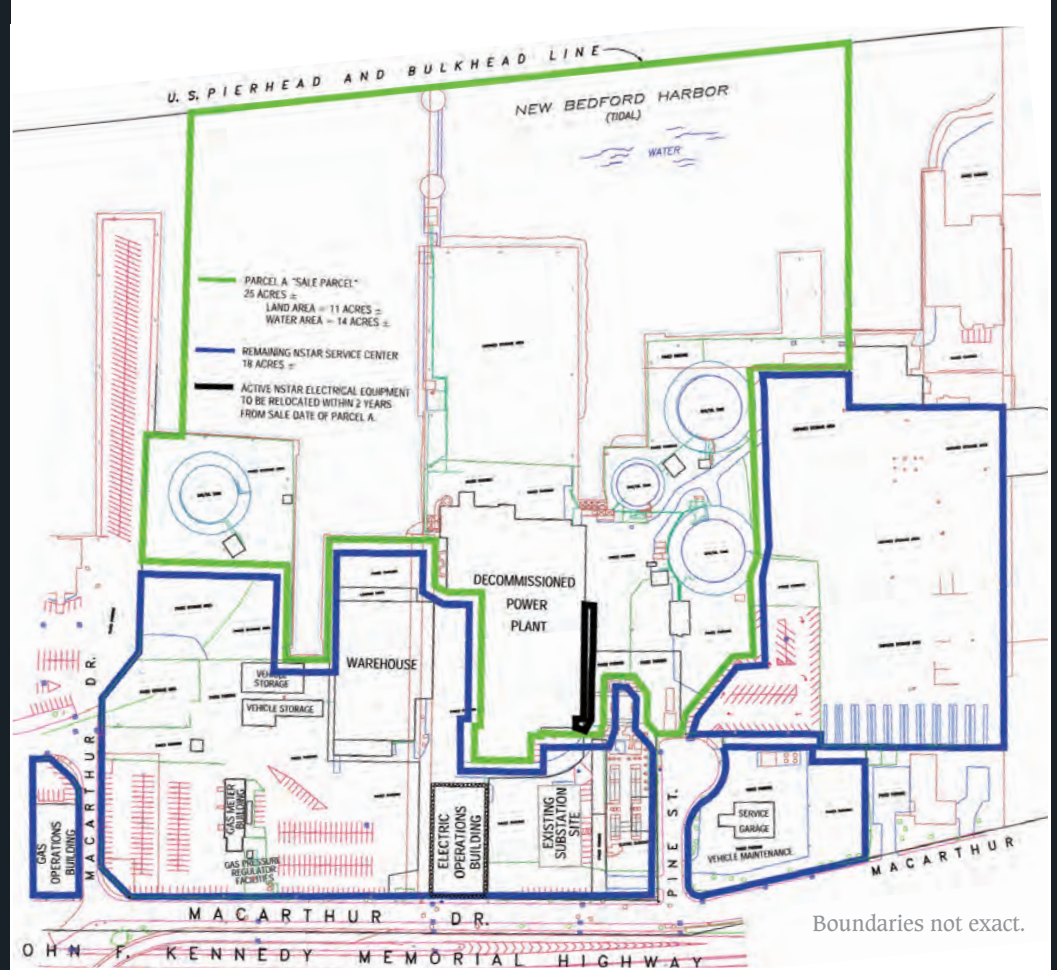
The subject Property consists of an irregular shaped parcel of land, which according to Seller's subdivision plan is 24.83 acres in total area, made up of 10.93 acres of land and an additional 13.89 acres water area. Seller received subdivision approval from the City of New Bedford on May 12, 2005. Said plan was recorded on May 19, 2005 in the Bristol County South District Registry of Deeds in Plan Book 156-18. A copy of this plan and accompanying legal description are attached as Exhibit B in the offering memorandum. The subject Property is identified in green outline on the plan in the exhibit.

**The Terminal** consists of two (2) Vessel Berthing Areas; The Main Dock is approx. 690' in length and has a draft of 30'. The main dock can handle a barge with a maximum BCM (Bow to Center of Manifold) length of 290'. The dock has a wooden pier that juts out approx. 250' from shore.

**The Vessel Fueling Dock** is approx. 160' in length and has a draft of approx. 12'. The dock is located approx. 300' North of the Main Dock near Leonard's Wharf.

**The Tank Farm** consists of (4) above ground storage tanks with an overall capacity of 255,000 barrels (10,710,000 gallons) of petroleum products.

**The Truck Loading Rack** consists of four (4) top loading bays (two (2) islands with eight (8) loading positions.



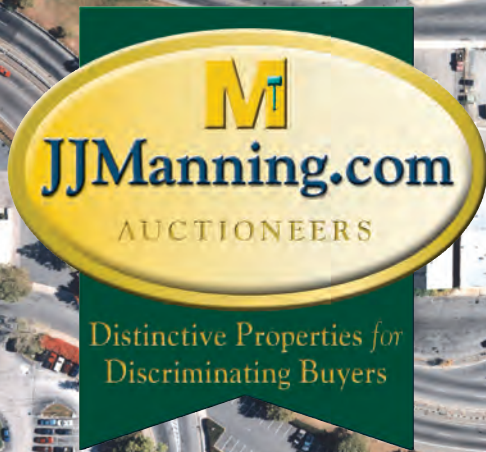
**Complete Information Package**, including the AutoCAD plan (Version 2004) of the Seller's subdivision approval plan; and all of the reports and information on the subject Property listed on Exhibit E entitled "List of Due Diligence Reports on the Property" is available and may be purchased by forwarding a request and check in the amount of \$100.00 made payable to Commonwealth Electric Company. Please forward checks to Joan Nichols at NSTAR, One NSTAR Way, SUMSE 210, Westwood MA 02090. The information can also be picked up at NSTAR's Westwood, MA office by calling Joan Nichols at (781) 441-3135.

**Terms of Sale:** Prospective bidders may download the Offering Memorandum & Purchase & Sale Agreement (.pdf file) on [www.JJManning.com/698](http://www.JJManning.com/698). This file includes the complete terms of sale and detailed instructions for all bidders.

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Offering Memorandum & Purchase & Sale Agreement both available online at [www.JJManning.com/698](http://www.JJManning.com/698)

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