

PUBLIC AUCTION

• WESTFORD, MASSACHUSETTS •

MORTGAGEE'S SALE OF REAL ESTATE

±40,000 S/F
COMMERCIAL COLD STORAGE
WAREHOUSE BUILDING
 ON **±3¼ ACRES OF LAND**

SECURED PARTY SALE OF PERSONAL PROPERTY

Brookside Road Corp., Frostar, Inc., Frostar Industries, Inc., and Frostar Corp.

- FORKLIFTS • STACKERS • ELECTRIC PALLET JACKS •
- PLANT SUPPORT EQUIPMENT •
- OFFICE FURNISHINGS & EQUIPMENT •

8 Brookside Road WESTFORD, MASSACHUSETTS

To Be Sold On The Premises

WEDNESDAY, JULY 11TH AT 11:00 A.M.



FRONT VIEW



VIEW OF LOADING DOCKS



VIEW OF PARKING AREA

FEATURES

- ±40,000 S/F Commercial Cold Storage Warehouse Building •
- 2nd Floor Offices • ±200 Ft. of Frontage on Brookside Road •
- (9) Overhead Dock Height Doors • (1) Drive-Thru Door •
- ±25,000 S/F Freezer Warehouse, w/ 22 Ft. -24 Ft. Ceiling Height •
- Gas-Fired Heating Units • 800 Amp Electrical Service •
- (2) Restrooms • Wet & Dry Sprinkler System • Public Water •
- Private Septic • (1) Curb Cut on Brookside Road •

TERMS AND ORDER OF SALE

- (1) REAL ESTATE: \$15,000.00 DEPOSIT CASH OR BY BANK OR CERTIFIED CHECK. DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
 - (2) PERSONAL PROPERTY (IN ITS ENTIRETY): \$2,500.00 DEPOSIT CASH OR BY BANK OR CERTIFIED CHECK.
 - (3) PERSONAL PROPERTY (INDIVIDUALLY): 25% DEPOSIT CASH OR BY BANK OR CERTIFIED CHECK.
- 10% BUYERS PREMIUM APPLIES TO PERSONAL PROPERTY SALE.
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.
INSPECTION: MORNING OF SALE 8:30 A.M. TO 11:00 A.M.

2% BROKER INCENTIVE OFFERED!!!

SECURED PARTY SALE OF PERSONAL PROPERTY

FORKLIFTS

- (11) Crown Elec., 3,000# Cap., 170, 190 & 240" Lift Height, Side Shifter •
- (3) Crown Elec., Stackers, 3,500# Cap., 190" Lift Height, Side Shifter •
- (2) Hyster Elec., Stackers, 3-Stage Mast, Side Shifter •
- ★ (12) C & D, Exide, Hertner & Hobart Battery Chargers ★

SHOP SUPPORT EQUIPMENT

- 1999 Pac Port. Strapping Mach., Mod. Impact Strapper •
- Braun Wheel Chair Lift, Mod. 7688L • (7) Ass't. Steel Dock Plates •
- (225) Ass't. Sect.'s H.D. Flow-Thru Steel Racking • (15) Load Stabilizing Bars •
- (4) Crown Elec. Pallet Jacks, 4,000# Cap. • Yale Elec. Pallet Jack, 4,000# Cap. •
- (2) Crown Stand-On Elec. Pallet Jacks, 4,000# Cap. • 2-Wheel Hand Truck •
- Shop Fans • Foreman's Desk • Etc. • Etc. •
- ★ Large Qty. Wood Pallets ★

OFFICE FURNISHINGS & EQUIPMENT

- Lucent Partner 103H Phone Sys., w/ (4) Handsets • NEC AMD PC •
- Lexmark X2470 Printer • Epson LQ-570C Printer • Konica 720 Fax Mach. •
- Brother MFC All-In-One • (20) Ass't. File & Storage Cabinets • (6) Ass't. Desks •
- Office Chairs • Tables • Bookcases • Vac's • Microwaves • Etc. • Etc. •

Sale Per Order of Mortgagee & Secured Party
 Attorney John W. Davis
 OF THE FIRM OF Cooley, Shrair P.C.
 1380 Main Street, Springfield, MA
 Attorneys For Mortgagee & Secured Party

Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

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**8 Brookside Road
 WESTFORD, MASSACHUSETTS**
 TO BE SOLD ON THE PREMISES

SALE PER ORDER OF MORTGAGEE & SECURED PARTY
 ATTORNEY JOHN W. DAVIS OF THE FIRM OF COOLEY, SHRAIR P.C.
 1380 MAIN STREET, SPRINGFIELD, MA
 ATTORNEYS FOR MORTGAGEE & SECURED PARTY

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INSPECTION: MORNING OF SALE 8:30 A.M. TO 11:00 A.M.

Aaron Posnik

AUCTIONEERS • APPRAISERS

A Auc. Lic. #161
 PA Auc. Lic. #AY000241L
 Established 1932

Aaron Posnik & Co., Inc.
 83 State Street • Springfield, MA 01103
 (413) 733-5238 (Fax) 731-5946

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 Springfield, MA 01103

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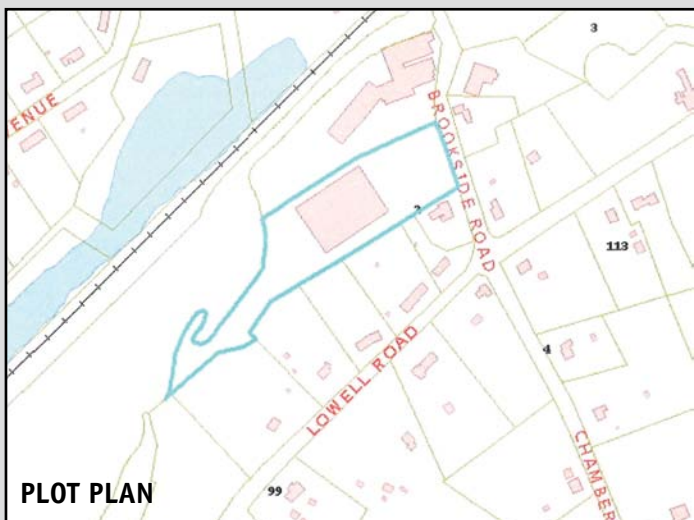
RETURN SERVICE REQUESTED

2% BROKER'S INCENTIVE OFFERED!!!!

SEND for BIDDERS INFORMATIONAL PACKAGE
 or Visit our Website at WWW.POSNIK.COM

Aaron Posnik & Co., Inc.
 P.O. BOX 247 • Malvern (Philadelphia) PA 19003
 (610) 853-6655 (Fax) 853-6633

WEDNESDAY, JULY 11TH at 11:00 A.M. 8 Brookside Road WESTFORD, MASSACHUSETTS



PLOT PLAN

TERMS AND ORDER OF SALE

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SIDE VIEW

DIRECTIONS

FROM I-90 E/MASS PIKE: TAKE I-495 N EXIT #11A TOWARD MARLBOROUGH / N.H.-MAINE. APPROX. 25.9 MILES. TAKE THE BOSTON ROAD EXIT #32, TOWARD WESTFORD. APPROX. 0.2 MILES. KEEP LEFT TO TAKE THE RAMP TOWARD WESTFORD. APPROX. 0.04 MILES. TURN LEFT ONTO BOSTON ROAD. APPROX. 1.2 MILES. TURN RIGHT ONTO MAIN STREET. APPROX. 0.3 MILES. TURN SLIGHT RIGHT TO STAY ON MAIN STREET. APPROX. 1.7 MILES. TURN LEFT ONTO CHAMBERLAIN ROAD. APPROX. 0.9 MILES. CHAMBERLAIN ROAD BECOMES BROOKSIDE ROAD. APPROX. 0.06 MILES.
(WATCH FOR AUCTION SIGNS)

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 OF THE FIRM OF Cooley, Shrair P.C.
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