BANK ORDERED SALE
Prestige Park

65 North Plains Industrial Road
Wallingford, Connecticut
06492-5832

DATE: Tuesday, November 29th
TIME: 11:00 A.M.
INSPECTION: Monday, November 28th, 11:00 A.M. to 3:00 P.M. or Morning of Sale, 8:00 A.M. to 10:00 A.M., or by appointment

HIGHLIGHTS

- 8,000± Sq. Ft. of Warehouse & Office Space With Mezzanine
- (2) Loading Docks With Overhead Doors
- Concrete/Cinder Block Building
- Fully Sprinklered
- Town Water & Sewage
- Central Air/Forced Hot Air
- Gas
- Paved Parking Lot

The complex has easy access from I-91, Exit 15, and the Merritt Parkway, Exit 66. 20 minutes south of Hartford and 25 minutes north of New Haven. Units No. 12 and No. 14 are part of a 15-unit industrial condo complex with ample parking.

CRG AUCTION

8,000 Sq. Ft. Industrial Office Condo
Potential Use Includes Professional Studios, Small Business, Trade Contractor
Units 12 & 14 (To Be Sold Together)

For complete Bidder's Package go to
crgauction.com
or call 1.800.300.6852

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DIRECTIONS

From Hartford: I-91 South to Exit 15 (Durham/Yalesville Route 68). Take right off exit and follow Route 68 for 2.3 miles. Take left onto North Plain Industrial Road, follow for 0.5 mile and take right at 65 North Plains Industrial Road. Complex on left.

From New Haven: Merge onto I-95 North. Merge onto CT-8 North via Exit 27A toward Trumbull/Waterbury (5.52 miles). Merge onto CT-15 North via Exit 9 (27.22 miles). Take the US-5 exit—Exit 66—toward Wallingford/Meriden (0.21 mile). Turn left onto US-5/North Colony Road (0.76 mile). Turn right onto Pent Highway (0.39 mile). Turn right onto North Plains Industrial Road (0.01 mile). End at 65 North Plains Industrial Road, Unit No. 14, Wallingford, Connecticut.

TERMS OF SALE

A deposit of $20,000 shall be required to be paid by certified check or banker check at time and place of sale. Successful bidder shall be required to tender an additional deposit within 24 hours to be equal to 10% of the successful bid. The balance is to be paid in certified check or bank cashier's check. All other terms are set forth in the bidder's prospectus and at the time of the sale. 2% broker's participation.

NAA Auctioneer · MDNA Machinery Dealers National Association · Industrial Auctioneer's Association · ASA American Society of Appraisers