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Prime Commercial Real Estate Online Auction!
Bid Online Now! Bidding Concludes: Thurs., August 6th, at 6:00 PM



12,000 Sq Ft of Warehouses & Office, on About 1 Acre (Mostly Fenced Parking Lot)

Bid Now!

Hercules Corp. Office & Warehouse Facility
1102 Sampson Street, New Castle, PA 16101

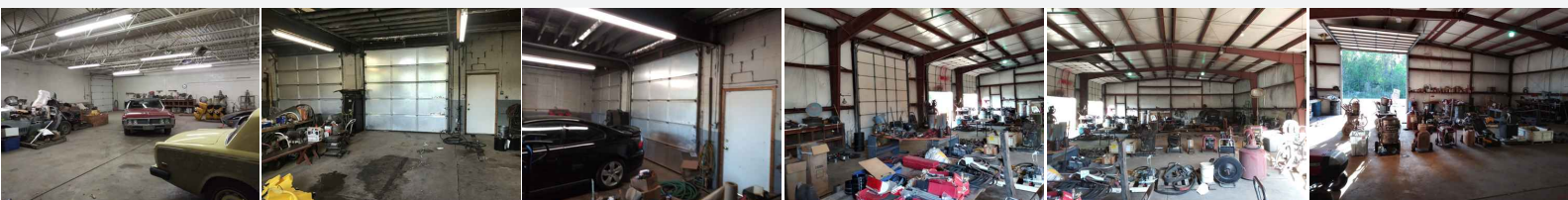
Bid Now!

Open House / Inspection:

Doors open on sale day at 5:00 PM for final inspections. Auction Staff will also accept bids on the "floor" on auction day. Drive by inspections okay. Inspections only with approval of Loomis Auctioneers. Please call or email us to schedule your private viewing appointment at any time. **Real Estate Agent/Broker Participation Invited!**



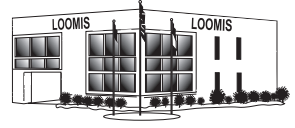
Solid Multi Use Business Facility, Prime Location Just off I-376, Location On US422 (Sampson St). 30 Mins to Pittsburgh Intl. Airport, Mins to Youngstown, Sharon, I-80.



OVERVIEW: Over 1 acre of fenced in secure lot. Drive-in warehouse doors. Located on highway 500 yards from route 422. Low taxes. Multi purpose property. 10,000 sq ft of warehouse with 2,000 sq ft office. Lot is fenced in and secured with 2 locked gates. Centrally located on major highway. This multi-purpose property has 12,000+ square foot of custom built steel and concrete buildings sits on 1.7 acres on highly traveled Sampson St and Bailey. 2-warehouse with separate drive-in doors, 12-14' high ceilings and over 10,700 sq ft of warehouse space. The modern office has 4-offices, conference room, bathroom and foyer all on ground level. 8 parking spaces in front. There is a 2-bedroom apartment above for additional income. **SPECS:** Building Area: 12,000 SF • Price Per SF: \$33 • No. Stories: 1 • Sale Type: Investment or Owner User • Year Built 1974 • Property Type: Flex • Parking Ratio 10/1,000 SF • Property Subtype Light Distribution • No. Drive In / Grade-Level Doors: 3 • Building Class: B • Opportunity Zone: Yes • Lot Size 1.78 AC. **AMENITIES:** Conferencing Facility, Fenced Lot, Yard, Storage Space, Air Conditioning **UTILITIES:** Lighting Gas - Natural Water - City Water Sewer - City Sewer Heating - Gas. **ZONING:** Zoning Code M-2.



Real Estate Terms & Conditions: Property Sold AS-IS. 10% Deposit of final bid, auction day, 10-15% Buyer's premium added to final bid, auction day, Balance at closing. Guaranteed Clear, Good Title At Closing. **Closing Costs:** Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!



25 Executive Ct, P.O. Box 298
 West Middlesex, PA 16159

Call Trish, Justin or Rod today, to see if your property, business, farm, land or equipment is a candidate for internet or standard auction. We have more business experience and qualified buyers globally and in the region, than any other auction company.

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