



ONLINE AUCTION

BID ONLINE: Jan. 17 thru Jan. 21

440 Caswell Lane

Mt. Sterling, KY 40353

Presented by
Halfhill Auction Group

In Partnership with
The Gibson Company



PROPERTY FEATURES

- 54,105 SF on 8.15 Acres
- 40,000 SF Warehouse
- 12,185 SF Office
- (2) 960 SF Equipment Storage Buildings
- 28' Clear Height
- (5) 16'x16' Drive-in Doors
- (2) 10-Ton Cranes (25' Clearance)
- ESFR Sprinkler / LED Lighting / 8" Floor
- 3,600 amp, 480v 3 Phase Electric
- 68 Parking Spaces
- Built in 2021



Located 1.2 mile from I-64
Driving Distances

Lexington, KY & I-75 - 32 miles
Toyota Georgetown, KY - 49 miles
Louisville, KY - 110 miles
Cincinnati, OH - 114 miles
Elizabethtown, KY - 123 miles

CONTACT US

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Principal Auctioneer, Realtor®
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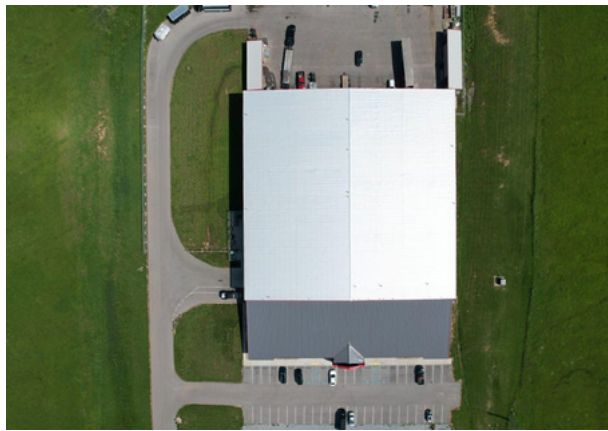
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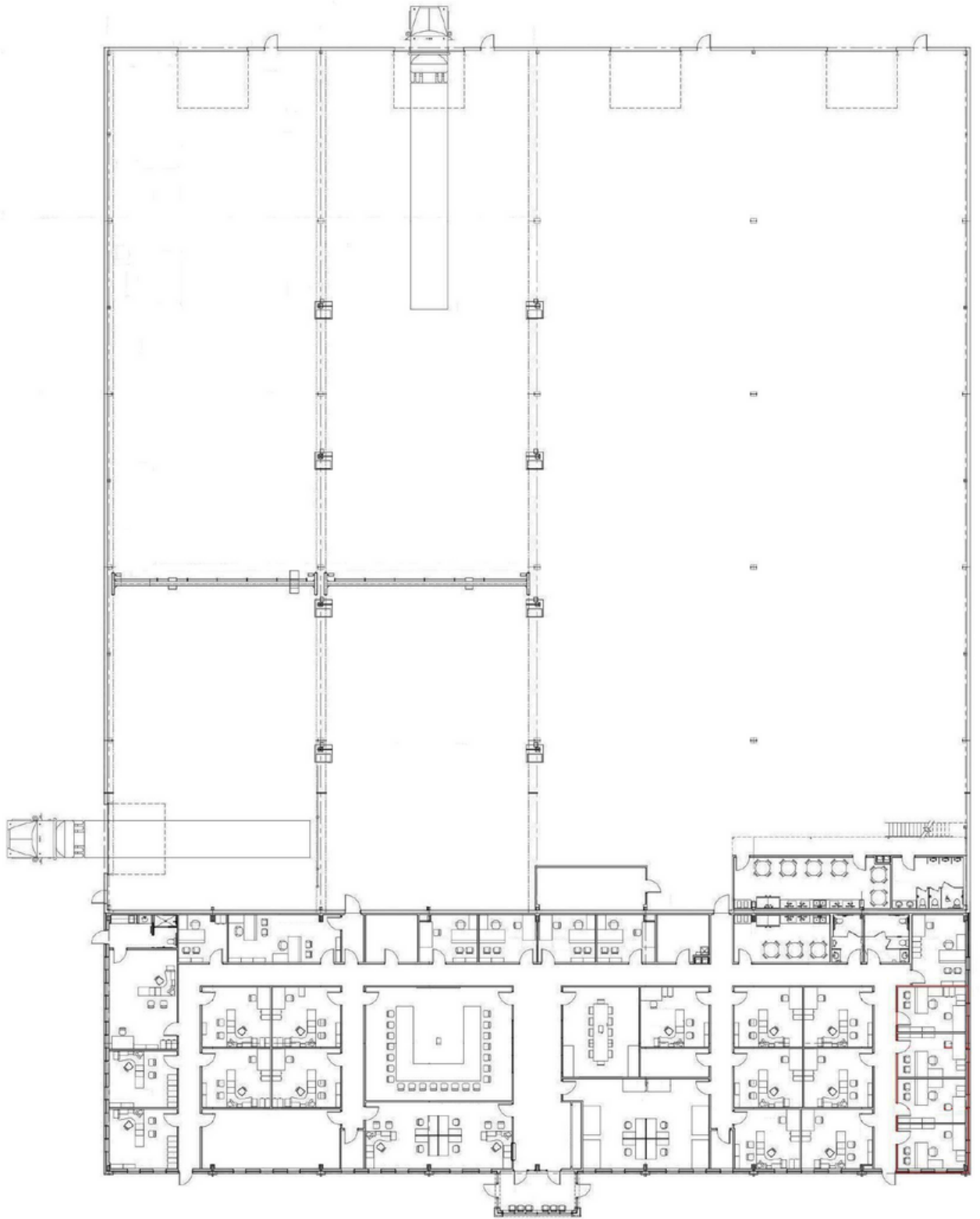
www.HalfhillAuctions.com

#WeSpecializeInSoldSigns #WhoYou'reWithMatters

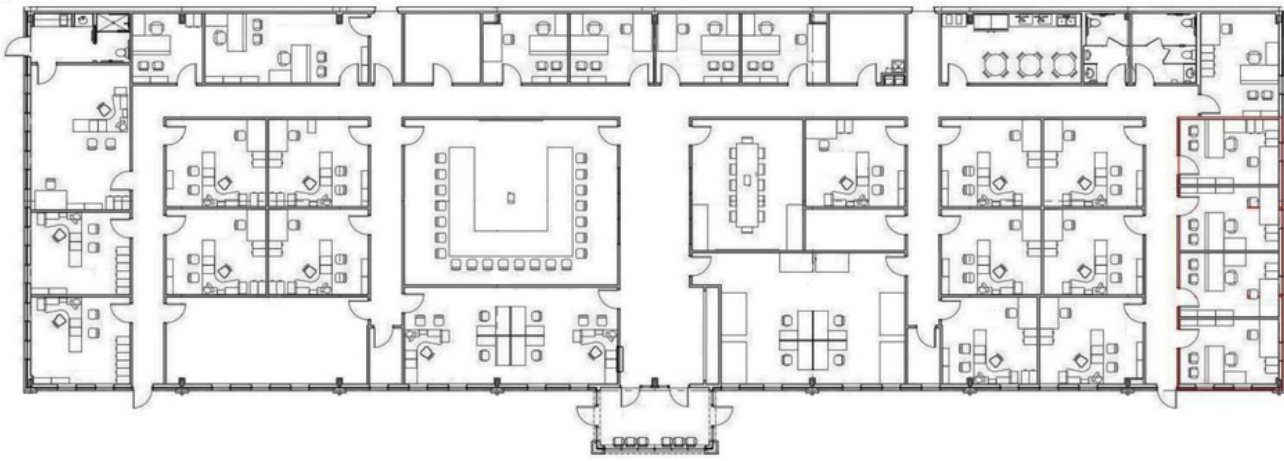


PROPERTY PICTURES

FLOOR PLAN



This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it deems necessary.

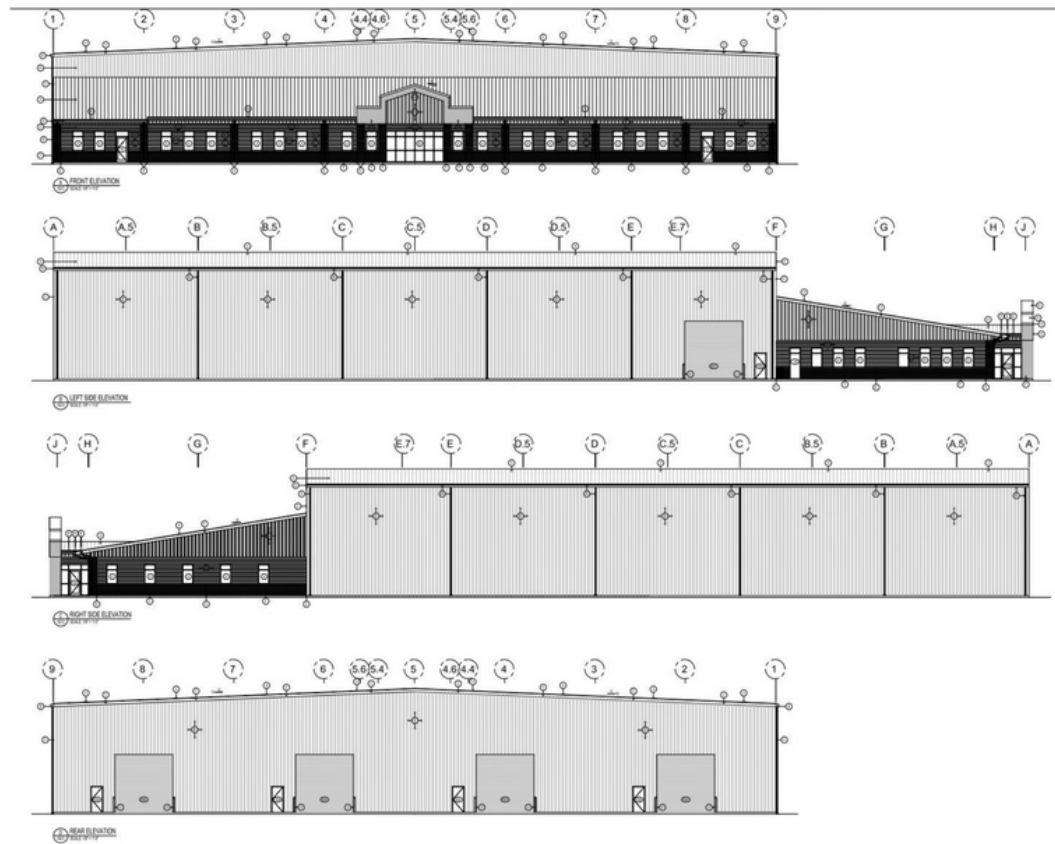
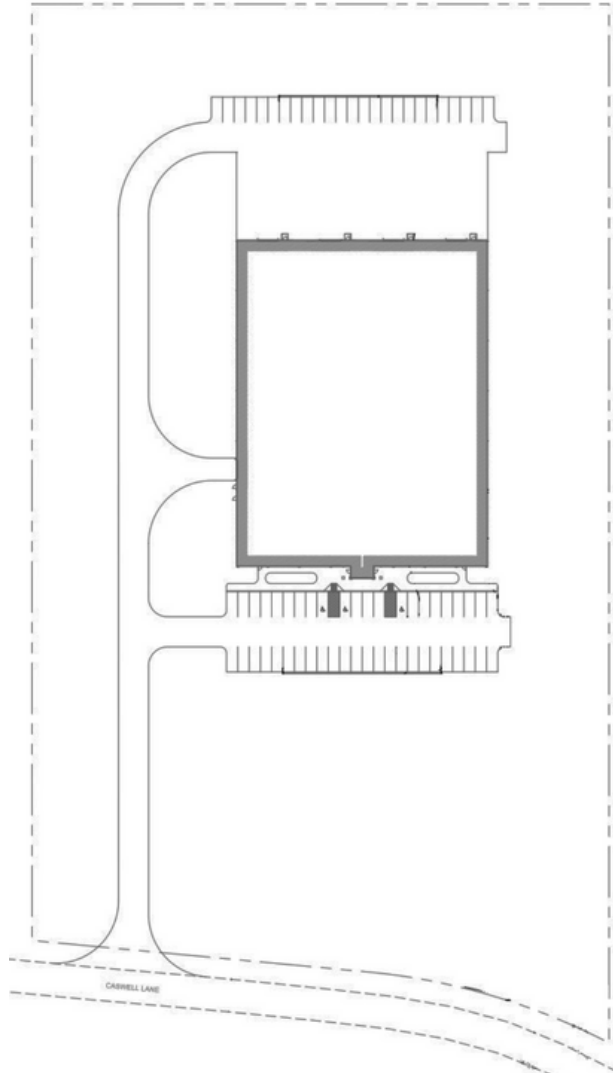


12,185 SF Office
25 Private Offices
3 Open Work Areas
2 Conference Rooms
Executive Office w/ Private Restroom



OFFICE FLOOR PLAN

SITE PLAN | ELEVATIONS



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KENTUCKY NATIONAL RANKINGS

- #1 in U.S. in vehicle production per capita
- #2 in U.S. in employment in motor vehicle manufacturing
- #2 in U.S. in aerospace-related exports
- #3 in U.S. in air cargo shipments
- #4 in U.S. in vehicle production overall
- #4 in U.S. in employment for upstream metal manufacturing
- #6 in U.S. in top manufacturing states by percentage of workforce
- #8 in U.S. among top business climates

KY IS NOW RIGHT TO WORK

For companies considering a new or expanded location, that makes a good decision even better. With even more pro-business changes coming, you'll want to Think Kentucky.

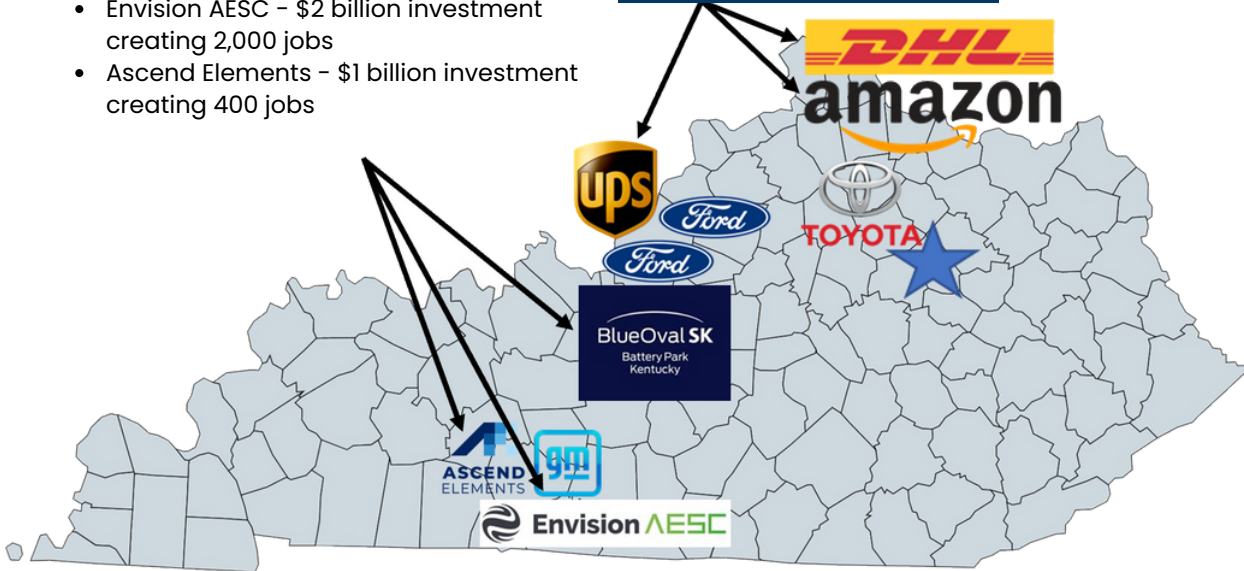
AMERICA'S ELECTRIC VEHICLE MANUFACTURING HUB

- \$9.2 billion in new investment from EV-related projects
- More than 8,500 full-time jobs announced
 - BlueOval SK Battery Park - \$5.8 billion in investment creating 5,000 jobs
 - Envision AESC - \$2 billion investment creating 2,000 jobs
 - Ascend Elements - \$1 billion investment creating 400 jobs

3 Major Air Cargo Hubs



Kentucky has three major air-cargo delivery hubs operated by DHL, UPS and Amazon.

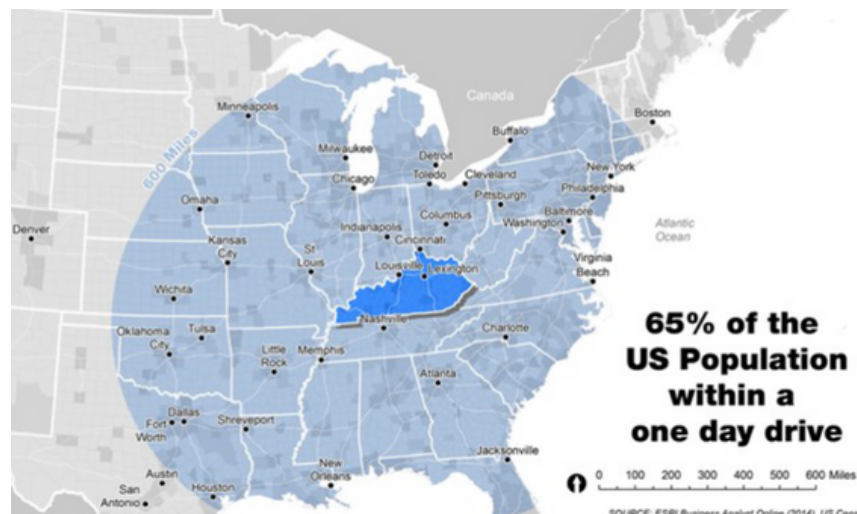


Industrial Electricity Average Price



Energy Information Administration, Average price by state, released 2018

The cost of electricity for the industrial sector in Kentucky is 20% lower than the national average.



SOURCE: ESRI Business Analyst Online (2014); US Census (2010)

WHY KENTUCKY?

BUILDING SPECS

Total Building SF	54,105 SF
Acres	8.15 Acres
Warehouse	40,000 SF (200' x 200')
Office	12,185 SF (25 private offices)
Equipment Storage	(2) 960 SF Buildings
Drive-In Doors	(5) 16' x 16'
Clear Height	28'
Column Spacing	40' x 50'
Sprinkler	ESFR
Cranes	(2) 10-Ton w/25' clearance
Interior Lighting	LED
Year Built	2021
Construction Type	Steel & Metal Siding
Floor	8" Reinforced concrete
Electric	3,600 amp 480v 3-phase
Parking	86 Spaces
Property Tax Rate	1.075%

INTERNET ONLY AUCTION TERMS & CONDITIONS

Halfhill Auction Group at Rector Hayden Realtors

Jim Halfhill Sr., Jim Halfhill, Jr. and Kristin Halfhill-Larimore - Principal Auctioneers, Realtors

AUCTION PROPERTY: 440 Caswell Lane, Mt. Sterling, KY 40353

AUCTION START TIME: Begins Wednesday, January 17, 2024 at 12:00 PM EST

AUCTION END TIME: Ends on Sunday, January 21, 2024 beginning at 6:00 PM EST (soft close)

AUCTION TYPE: Online only auction, unpublished reserve auction. Seller reserves the right to bid. Subject to Seller confirmation within 24 hours.

LOCATION: Auction will be a timed online only auction at www.halfhillauctions.com.

PRE-AUCTION OFFERS: Pre-auction offers will be considered by the seller(s) under the same auction terms and conditions as stated herein. Offers must be presented on proper auction documents, provided by the auction company.

TERMS OF SALE: The successful bidder shall be required to enter into a non-contingent auction purchase agreement immediately upon the conclusion of the auction. A deposit of 10% of the contract purchase price is due in USD upon the Seller's acceptance of the auction purchase agreement and must be received by auctioneer within 24 hours. Cashier's check is required for deposit (no personal checks accepted). **The balance of the purchase price is to be paid on or before 30 calendar days**, from the date of the auction, unless otherwise negotiated with the seller. TIME IS OF THE ESSENCE.

CREDIT CARD AUTHORIZATION: Users will be required to make a cc authorization of \$1.00 in order to bid. These authorizations will be released after the auction is completed.

CLOSING: The successful purchaser is hereby notified that they must hire an attorney to check the title and coordinate the closing with the auction company. Buyer is responsible for their own closing costs. Seller will pay for Deed preparation and property transfer tax.

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid and included in the total contract purchase price. Example: High bid of \$100,000.00 plus 10% buyer's premium = \$110,000.00 contract purchase price.

PROPERTY INSPECTION: Property open for inspection on Wednesday, January 3, 2024 and Wednesday, January 17, 2024 from 12:00 PM to 3:00 PM. Each potential bidder is responsible for conducting, at his or her own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property.

POSSESSION: Possession will be granted with deed transfer, subject to any existing leases, tenants, or occupants.

REAL ESTATE TAXES: Pro-rated to deed transfer date.

INSURANCE: The successful purchaser of the subject property is hereby notified that they may wish to insure their interest in the property. The seller will maintain insurance on the property until the date of closing.

LEAD BASED PAINT: Purchaser agrees to waive their right to any post sale lead based paint inspection, if applicable.

SPECIAL NOTICE: The property is offered "AS IS, WHERE IS", and with all faults, with no warranties expressed or implied of any kind. Property will be conveyed by "General Warranty" deed with no liens or

**TERMS
&
CONDITIONS**

encumbrances, other than existing covenants, restrictions, and easements of record. Bidders should carefully verify all information and make their own decisions as to accuracy thereof before bidding.

NOTE: Announcements the day of the auction take precedence over any prior information.

BIDDER'S ACKNOWLEDGEMENT: By acceptance, you as a successful bidder agree to the terms and conditions stated herein. This document is part of the non-contingent contract of sale to purchase the property. This is a public offering open to all.

All property is sold in "AS IS, WHERE IS" condition. ALL SALES ARE FINAL! Bidder understands and agrees that no refunds, exchanges, adjustments, charge backs, etc. will be allowed or permitted. Property is available for inspection at specified times and it is the bidder's responsibility to determine condition or fitness of purpose. Bidder's failure to inspect any item or lot will not constitute grounds for any claim, refund, adjustment or charge back, etc.

All description information has been gathered from sources which we believe to be reliable but are not guaranteed. Auctioneer makes no warranty or guarantee of any kind with respect to condition, authenticity, provenance, source, suitability for a particular purpose, etc. Auctioneer reserves the right to change, modify or delete any item or lot or description in the auction as may be necessary.

SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software or any other on-line auction related technologies, Halfhill Auction Group reserves the right to extend the bidding, continue the bidding, or close the bidding. NEITHER THE COMPANY PROVIDING THE SOFTWARE nor HALFHILL AUCTION GROUP SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON. Email notifications will be sent to registered bidders with updated information as deemed necessary by the Auctioneer.

Any dispute between Halfhill Auction Group, its agents or representatives and the buyer(s) will be tried in a court of jurisdiction in Fayette County, Kentucky. By bidding on the property, buyer agrees to all terms and conditions set forth.

Halfhill Auction Group reserves the right to alter this agreement at any time. This will take place by updating this site. Please check back and review these terms and conditions as every time you use this site you are agreeing to the terms and conditions as they are written at that time.

BIDDER DEFAULT: Failure to complete a purchase is illegal and will result in one or more of the following: (1) Prosecution, (2) loss of bidding privileges with Halfhill Auction Group.

If a bidder at any time feels his/her username, password or bidder number has been compromised due to lack of security by the bidder, notify Auctioneer immediately.

For additional information contact Halfhill Auction Group at halfhillauctions@gmail.com or (859) 338-5764, (859) 221-9373, or (859) 333-1855.

TIME IS OF THE ESSENCE in regard to all auction terms and conditions.

Buyer Date

Buyer Date

TERMS & CONDITIONS

Halfhill Auction Group with Rector Hayden REALTORS® has successfully conducted over 1,000 real estate auctions totaling over 300 million dollars in sales. Our expertise in the auction industry coupled with our intimate knowledge of real estate in Central Kentucky make us the best choice.

We have marketed and sold other high value properties in Central Kentucky. No auction company conducts more real estate sales in Central Kentucky than Halfhill Auction Group, with over 100 sales in the last 3 years alone. As members of the Kentucky Auctioneers Association, National Auctioneers Association and CAI designation holders, our team has access to a multitude of resources. With **over 65 years of combined experience**, our team will develop, implement, and execute the professional auction services you need.

Jim Halfhill, Sr.
"Big Jim"

Realtor® - 46 Years
Auctioneer - 32 Years
Principal Auctioneer, Realtor®

Kristin Halfhill-Larimore
"Kristin"

Realtor® - 8 Years
Auctioneer - 18 Years
Principal Auctioneer, Realtor®, CAI

Jim Halfhill, Jr.
"Lil' Jim"

Realtor® - 18 Years
Auctioneer - 16 Years
Principal Auctioneer, Realtor®, CAI



The Gibson Company, a commercial real estate, management, and brokerage firm was **founded in 1991** by Billy V. Smith, a veteran of 30 years in the Lexington real estate market, and Douglas Gibson who began his real estate career in 1964. Now, nearly 30 years after its foundation, their company is a full-service Commercial Real Estate Brokerage and Management Company that has provided the area

property sales and leasing, tenant representation, consulting and real estate research services. Our agents diligently work towards the goal of reaching as many people as possible with The Gibson Company's services. We have now extended our management and brokerage capabilities to areas surrounding Lexington, including Winchester, Richmond, Nicholasville and many more!

The Gibson Company's most valuable asset is our clients, and we strive to maintain their trust by delivering superior real estate solutions. The Gibson Company brings unsurpassed local market research capabilities, industry knowledge and an entrepreneurial approach to problem-solving to each client assignment. Our long history of success and continuing growth are strong evidence of our commitment to provide excellence each and every chance we have.

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THE GIBSON COMPANY
COMMERCIAL REAL ESTATE SERVICES

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