

LENDER OWNED REAL ESTATE AUCTION

www.maascompanies.com

WEDNESDAY, MARCH 26 11:00 AM

**24,260 SQ. FT. MANUFACTURING FACILITY ON 4.95± ACRES
BUILT IN 2009 FOR \$3.5 MILLION DOLLARS!**
Former Carbolytic Materials Company



MARYVILLE, MISSOURI 64468 USA

*Nearly
New/Built
in 2009*

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

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WEDNESDAY, MARCH 26 - 11 AM
24,260 SQ. FT. MANUFACTURING

FACILITY ON 4.95± ACRES

Former Carbolytic Materials Company

600 Wilson Industrial Road
Maryville, Missouri 64468

AUCTION IS FOR THE BUILDING AND REAL ESTATE ONLY.
NO EQUIPMENT WILL BE SOLD AT THE AUCTION,
BUYERS INTERESTED IN THE EQUIPMENT SHOULD CONTACT
THE AUCTION COMPANY FOR ADDITIONAL INFORMATION.

Almost New Building Built in 2009 for \$3,500,000± • 22,985 Sq. Ft.
Manufacturing/Warehouse Space • Steel Structure Building with
Concrete Footing & 8" Reinforced Slab • Mainly 32' Eaves with Clear
Span • Insulated Exterior Metal Walls & Roof • 2 Dock Overhead
Doors with Dock Locks, Bumpers, Seals and Levelers
Covered Material Bays • Overhead Drive In Door • Covered Canopy
over Manufacturing Equipment • Multiple Man Doors • 3,750 Sq. Ft.
8" Thick Concrete Truck Drive • 2,100 Sq. Ft. 6" Thick Concrete Truck
Drive • 40,000 Sq. Ft. Gravel Parking Lot • Suspended Gas Heaters
1,275 Sq. Ft. Office Space Including: Lab, 2 Individual Offices, Storage
Room, Break Room, His & Her Restrooms • Forced Air Heat in Office &
Window Air • City Utilities • Easy Access to US Highways 71, 46 & 136
Located in Maryville Industrial Park • Applicable for Many Uses!

SUMMARY: Carbolytic Materials developed a method to produce
the first successful carbon black alternative for commercial use.
Carbon Black is a substance similar to graphite, with numerous
applications such as hoses, gaskets, belts, and plastics within the
automotive, agriculture, construction, electronics, and industrial
equipment markets. The new approach to developing carbon
black uses discarded tires, which would otherwise end up in
landfills, as the raw material. Before this new manufacturing
method was developed, the process involved mainly petroleum
based sources. Carbolytic Materials recycled 15,000 tons of
shredded tires annually, producing powder and pellets. The result
was high quality, low cost alternative to carbon black.



LOCATION: Easily accessed from many routes, Maryville is located in northern Missouri along I-71 close to both the Iowa and Nebraska borders. Maryville is 95 miles North of Kansas City and 90 miles from Omaha, with close access to Interstates 29 and 35.

INSPECTIONS: Tuesday, March 4
Tuesday, March 11

9:00 AM – 3:00 PM
9:00 AM – 3:00 PM

Tuesday, March 25
Other Times by Appointment

9:00 AM – 3:00 PM

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

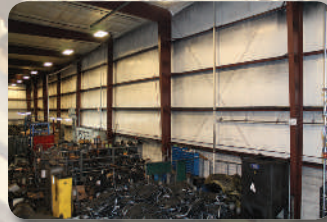
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24,260 SQ. FT. MANUFACTURING FACILITY ON 4.95± ACRES

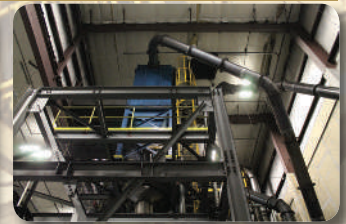
COVERED RAW MATERIALS RECEIVING AREA (60' X 70')



WAREHOUSE/FINISHING AREA (60' X 240')



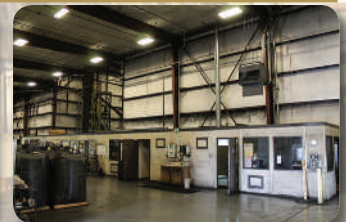
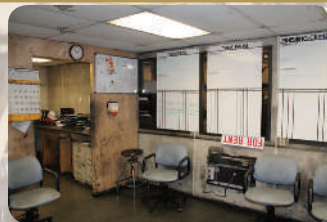
FINISHING AREA



SOLIDS RECOVERY AREA (50' X 105')



MODULAR OFFICE/LAB/RESTROOM AREAS



TERMS OF SALE: 10% Buyer Premium. Persons must show \$20,000 Certified Deposit at time of registration to obtain a bidding number. \$20,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. The Deposit money shall become Earnest Money and is non-refundable. Attorney Daniel J. McNamee, King, Krehbiel & Hellmich, LLC is coordinating the closing. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. Subject to prior sale. Selling Subject to Owner Confirmation. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company. Any announcements made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number.

REMOTE BIDDING: Those Bidders Not Able to Attend but Still Interested in Bidding Should Contact the Auction Company for Alternative Bidding Options.

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 Rochester, Minnesota

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Diane Maas, President • Gary D. Ryther Broker # 1999018502



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New in 2009
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\$3.5 Million!

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PRIME INDUSTRIAL PARK LOCATION



STORM SHELTER/CONCRETE FORKLIIFT LOADING RAMP



LOADING DOCK/GROUND LEVEL DOORS

