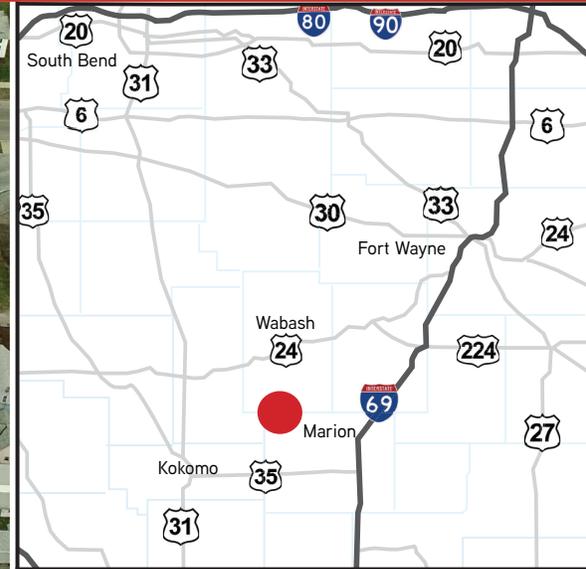


**AUCTION**



# 6,435 SF Commercial Building

206 NORTH BALDWIN AVENUE, MARION, IN 46592



## Auction Details

Showing Date: By appointment only (24 hours notice required)  
Sealed Bids Due: Must be received by June 7, 2012 at 2:30 PM EDT  
Send Bids to:

Colliers Auction Services  
Attn: Michael Kuehl  
900 East 96th Street, Suite 350  
Indianapolis, IN 46240  
Re: STATE OF INDIANA SEALED BID #2012-27-03

## Property Details

- > 6,435 SF concrete building on 0.51 acres
- > Located on the west side of Marion in a primarily commercial area
- > Frontage on Baldwin Avenue (State Road 9) and Nelson Street
- > Zoned – GB (General Business)
- > **ENVIRONMENTAL CONDITION** – A Phase I Environmental Site Assessment indicates the possible existence of asbestos containing material in ceiling tile, roofing material, and mastic as well as several areas of mold.

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

## Contact Us

Michael Kuehl, Auctioneer  
Direct 317 663 6094  
Mobile 317 775 4601  
[michael.kuehl@colliers.com](mailto:michael.kuehl@colliers.com)  
AU11100046 · AC31100033

Sealed bid form available at:  
[www.in.gov/IDOA/surplus](http://www.in.gov/IDOA/surplus)

Owner: State of Indiana

COLLIERS INTERNATIONAL  
900 East 96th Street, Suite 350  
Indianapolis, IN 46240  
[www.colliers.com](http://www.colliers.com)