

INDUSTRIAL PROPERTY & ASSETS FOR SALE

AMI REAL ESTATE & ASSET DISPOSITION

1000 W. AUBURN DRIVE, AUBURN, IN 46706



TYLER BINKLEY
MANAGING BROKER/CEO
260.414.0617
TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
SENIOR BROKER
260.410.1103
PATRICK@ACADIACOMMERCIAL.COM

JON SYMINGTON
BROKER
260.438.0927
JON@ACADIACOMMERCIAL.COM

Acadia
COMMERCIAL

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- For sale is the real estate multi-unit industrial/flex building and assets of Auburn Manufacturing - equipment, machinery, tooling, gauging, engineering and development, work force and goodwill.
- Building includes 121,094 SF space between 6 tenants.
- High powered with 2,000 AMP, 480 Volt, 3-phase power and 80-120 PSI air.
- Wet-sprinkler system throughout for safety. High-quality LED lighting: metal halide and fluorescent.
- Efficient city utilities (electric, water, sewer) and gas heating.
- Assets include an established customer list, 18 trained workforce within the CNC machines to manufacture a wide array of parts and materials.
- Prime location near SR 8, Grandstaff Drive, and 1.5 miles from I-69.
- Excellent regional access, including to Fort Wayne and broader Midwest.

OFFERING SUMMARY

Real Estate Listing Price:	\$5,700,000
Assets Listing Price	\$2,200,000
Number of Units:	6
Lot Size:	9.57 Acres
Building Size:	121,094 SF
Real Estate Pro Forma NOI:	\$564,273.00
Real Estate Pro Forma Cap Rate:	9.56%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,169	6,771	10,511
Total Population	2,725	16,380	26,090
Average HH Income	\$67,575	\$85,532	\$84,749

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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Auburn Manufacturing
Street Address	1000 W. Auburn Drive
City, State, Zip	Auburn, IN 46706
County	Dekalb
Cross-Streets	S Grandstaff Dr
	I-69 - 1.5 miles away

BUILDING INFORMATION

Building Size	121,094 SF
Occupancy %	100.0%
Tenancy	Multiple - 6 Tenants
Ceiling Height	21 ft
Minimum Ceiling Height	12 ft
Year Built	1952/1970/1988/1996/2018/2023
Framing	Steel
Condition	Good
Roof	Metal & Rubber Membrane
Foundation	7" Thick Concrete
Exterior Walls	Metal & Concrete Block
Docks	5
Overhead Doors	7
Lights	LED -2018 Install
Sprinkler	Yes - Wet System
Power	3 Phase - 2,000 Amp - 480 volt
Lines	Water Lines, Air Lines & Gas Lines in select units
Restrooms	7 - 3 men / 3 women/ 1 Unisex

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	9.57 Acres
APN #	18-06-31-452-007 - 19 separate parcels

PARKING & TRANSPORTATION

Parking Type	Asphalt & Gravel
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UTILITIES & AMENITIES

HVAC	Tube Heating/Elevated Gas/Central Air in office
Water/Sewer	City of Auburn
Gas	NIPSCO
Electric	Auburn Electric

REAL ESTATE TAXES

Amount	\$41,937.56
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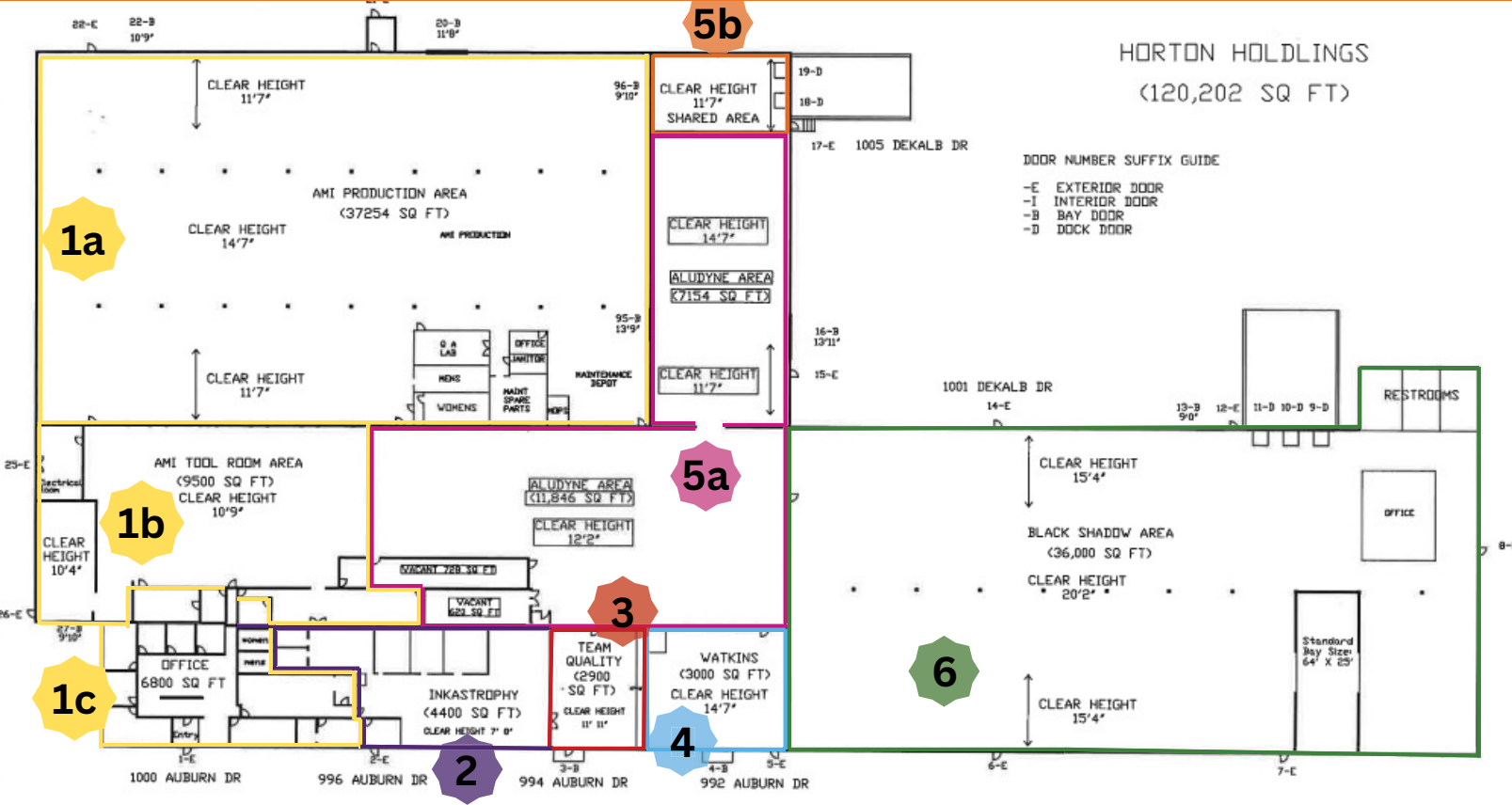
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FLOOR PLAN & UNIT DETAILS



**1. Auburn Manufacturing (AMI)
a. Production Area**

- 37,254 SF
- Ceiling Height 11'7"-14'7"
- 2 Restrooms, Office, & Lab
- 2 Overhead Doors
- Air/Gas Lines
- 2 Air Compressors
- 3 Phase, 480 Volt
- Tube Heat
- 80-120 PSI

2. Inkastrophy- Unit 996 Auburn Drive

- 4,400 SF
- Reception Area, 3 Offices
- 2 Restrooms, Office, Lab
- Paint/Break/Conference Room
- Paint ventilator to roof

5a. Aludyne- 1005 Dekalb Drive

- 19,000 SF
- Ceiling Height 12'-17'
- Elevated Gas Heat & Tube Heat
- 2 Modular Offices
- 14'X12' Overhead Door

**1. Auburn Manufacturing (AMI)
b. Tool Room Area**

- 9,500 SF
- Ceiling Height 10'4"-10'9"
- 1 Overhead Door 10'X8'
- Electrical Room

3. Team Quality- Unit 994 Auburn Drive

- 2,900 SF
- 14' to Deck
- 12'X12' Overhead Door
- LED Lights

5b. Shared Dock Area

- (2) 8'X9' Docks
- Tube Heat
- Shared by Aludyne & Auburn Manufacturing

**1. Auburn Manufacturing (AMI)
c. Offices**

- 6,800 SF
- 7 Offices
- 2 Restrooms
- 2018 Remodel
- Storage/Copy Room

4. Watkins- Unit 992 Auburn Drive

- 3,000 SF
- 14'X12' Overhead Door
- 17' Ceiling Height
- Elevated Gas Heat

6. Black Shadow- 1001 Dekalb Drive

- 36,000 SF
- Ceiling Height 15'X20'
- 65' X 25' Bay Spacing
- Modular Built Office
- (3) 10'X10' Docks
- (1) 14'X12' OHD
- LED Lights
- 5 Offices
- 2 Restrooms
- 1 Breakroom
- 1 Conference room
- A/C, Tube Heat and Cambridge Heat
- Approx. 2,800 SF Office

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INTERIOR PHOTOS - PHOTOS MATCH FLOOR PLAN



1c - Auburn Manufacturing Office



1c - Auburn Manufacturing Office



1c - Auburn Manufacturing Office



1b - Auburn Manufacturing Tool Room



1b - Auburn Manufacturing Tool Room



1a - Auburn Manufacturing Production Area



1a - Auburn Manufacturing Production Area



1a - Auburn Manufacturing Production Area

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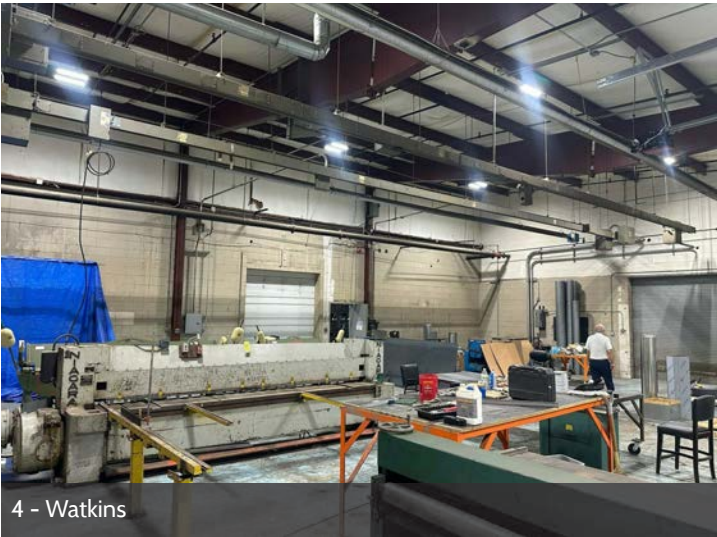
TENANT UNITS PHOTOS - PHOTOS MATCH FLOOR PLAN



2 - Inkstrophy



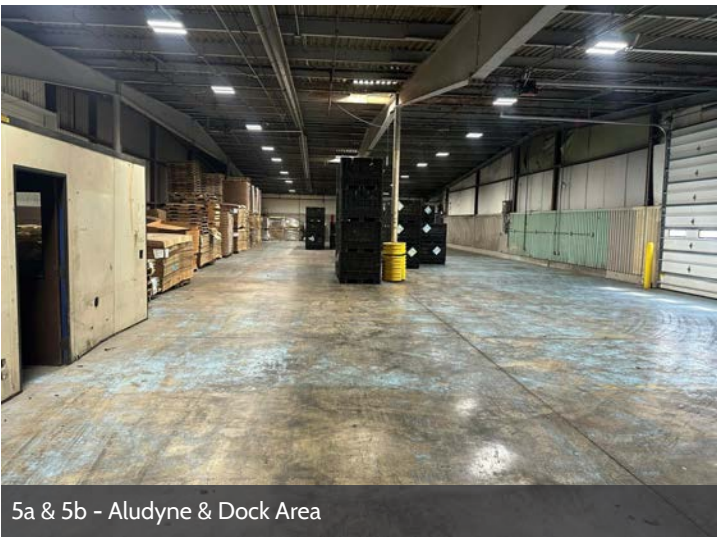
3 - Team Quality



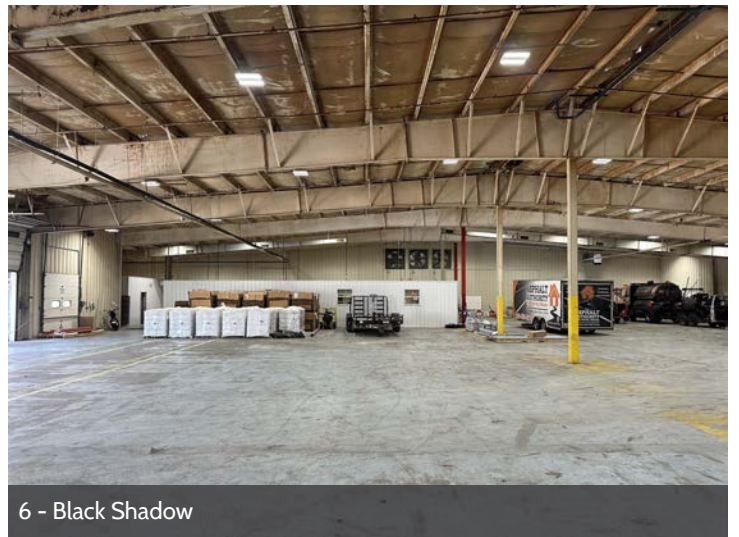
4 - Watkins



5a- Aludyne



5a & 5b - Aludyne & Dock Area



6 - Black Shadow

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EXTERIOR PHOTOS



Southwest Corner of Building



Southeast Corner of Building



Northeast Corner of Building



Near northwest of Building



Entire North End of Building



Aerial view facing south



Aerial view facing east



Aerial view facing north

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CONSTRUCTION DETAILS

Construction Time Periods

Below are the years of construction by section.



Updates Upon Purchase 2018/2023

The following are the improvements made upon sellers purchase.

- Office remodel & additions
- LED lights
- Epoxy Floors
- Electrical realignments & additions
- 2 Entrance Doors
- Upgrade airlines
- Replaced sprinkler heads
- New fans
- Heaters & mechanical upgrades
- 3 Exterior overhead doors

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SITE MAP



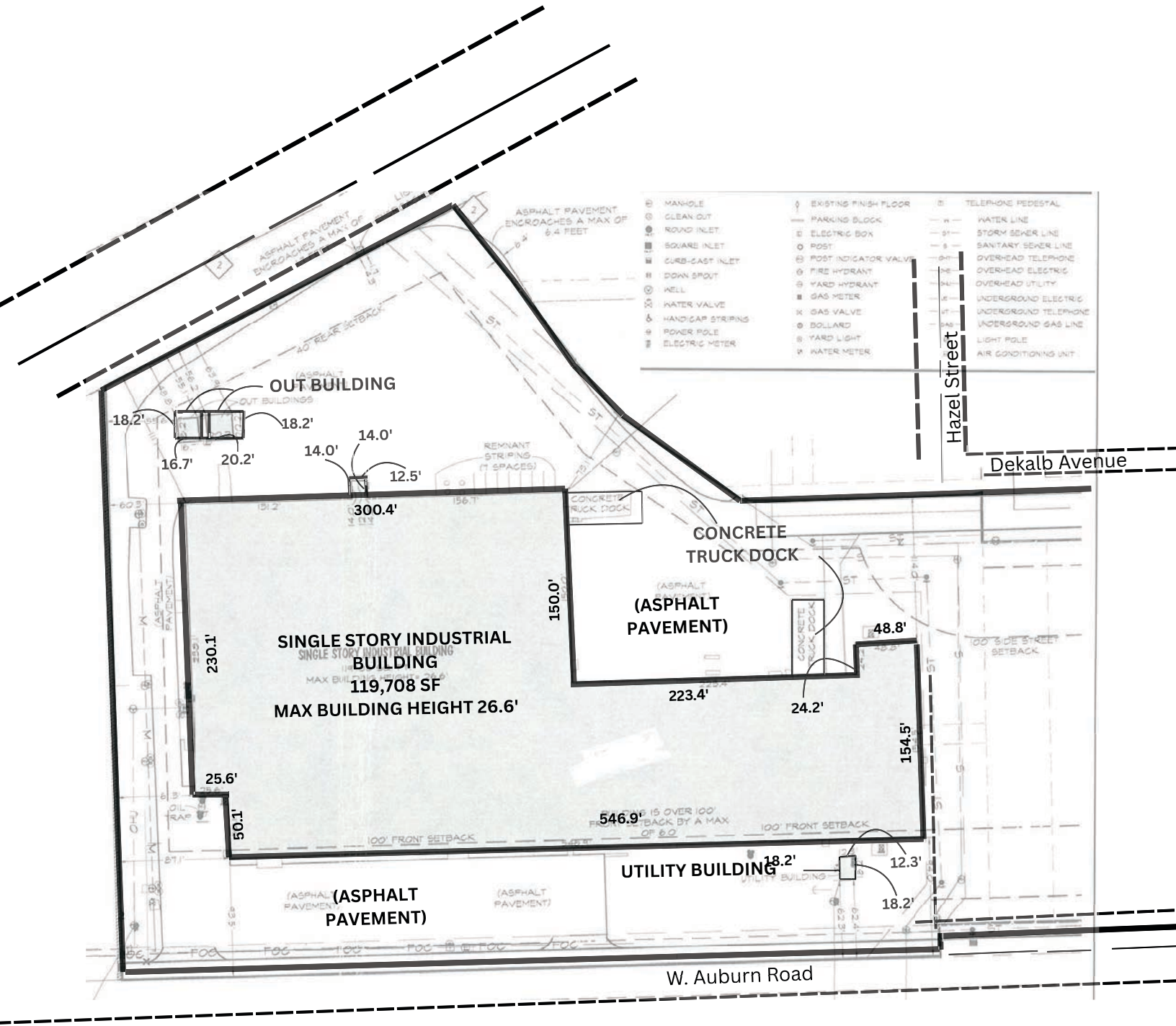
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SURVEY - SITE PLAN



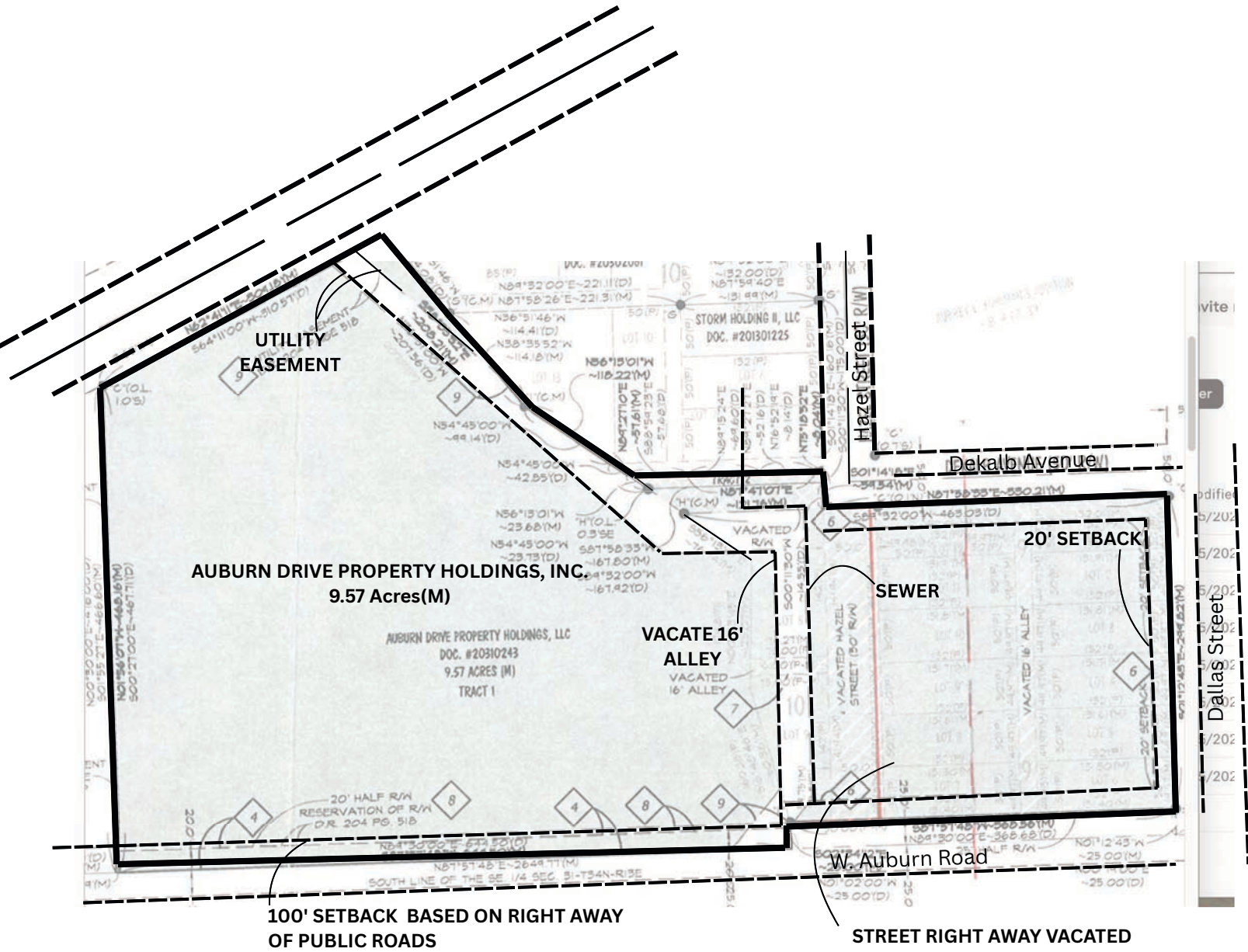
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SURVEY



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FINANCIAL ANALYSIS



FINANCIAL SUMMARY - REAL ESTATE

INVESTMENT OVERVIEW

AMI BUILDING

OPERATING DATA

AMI BUILDING

Gross Scheduled Income	\$693,210
Total Scheduled Income	\$693,210
Operating Expenses	\$128,937
Net Operating Income	\$564,273
Pre-Tax Cash Flow	\$181,836

FINANCING DATA

AMI BUILDING

Down Payment	\$980,000
Loan Amount	\$4,720,000
Debt Service	\$382,437
Debt Service Monthly	\$31,869
Principal Reduction (yr 1)	\$77,932

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RENT ROLL

UNIT	TENANTS	SF LEASED	RENT/SF	START DATE	END DATE	% OF GLA	MNT RENT	ANN RENT	CAM	TAX	INS	TOT NNN	TOT IN-COME
1001	Black Shadow	36,000	\$4.00	3/15/2023	3/31/2028	29.73%	\$12,000	\$144,000	\$14,270	\$12,467	\$4,459	\$31,197	\$175,197
996	Primal Screen Apparel	4,250	\$7.06	3/5/2023	3/31/2028	3.51%	\$2,500	\$30,005	\$1,685	\$1,472	\$526	\$3,683	\$33,688
994	Team Quality	2,900	\$5.88	12/4/2024	10/31/2025	2.39%	\$1,421	\$17,052	\$1,150	\$1,004	\$359	\$2,513	\$19,565
992	Watkins Sheet Metal	3,000	\$8.77	5/26/2023	5/31/2028	2.48%	\$3,816	\$45,792	\$1,189	\$1,039	\$372	\$2,600	\$48,392
1005	Aludyne	19,000	\$4.51	5/20/2024	5/31/2028	15.69%	\$7,141	\$85,690	\$7,531	\$6,580	\$2,354	\$16,465	\$102,155
1000	Auburn Manu.	55,944	\$4.75	10/1/2025	9/30/2035	46.20%	\$22,145	\$265,734	\$22,175	\$19,374	\$6,930	\$48,480	\$314,214
TOTALS		121,094	\$34.97			100.00%	\$49,023	\$588,273	\$48,000	\$41,937	\$15,000	\$104,937	\$693,210

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INCOME & EXPENSES

INCOME SUMMARY

AMI BUILDING

GROSS INCOME

\$693,210

EXPENSES SUMMARY

AMI BUILDING

CAM

\$48,000

Real Estate Taxes

\$41,937

Insurance

\$15,000

Reserve

\$18,000

Vacancy/Collection

\$6,000

OPERATING EXPENSES

\$128,937

NET OPERATING INCOME

\$564,273

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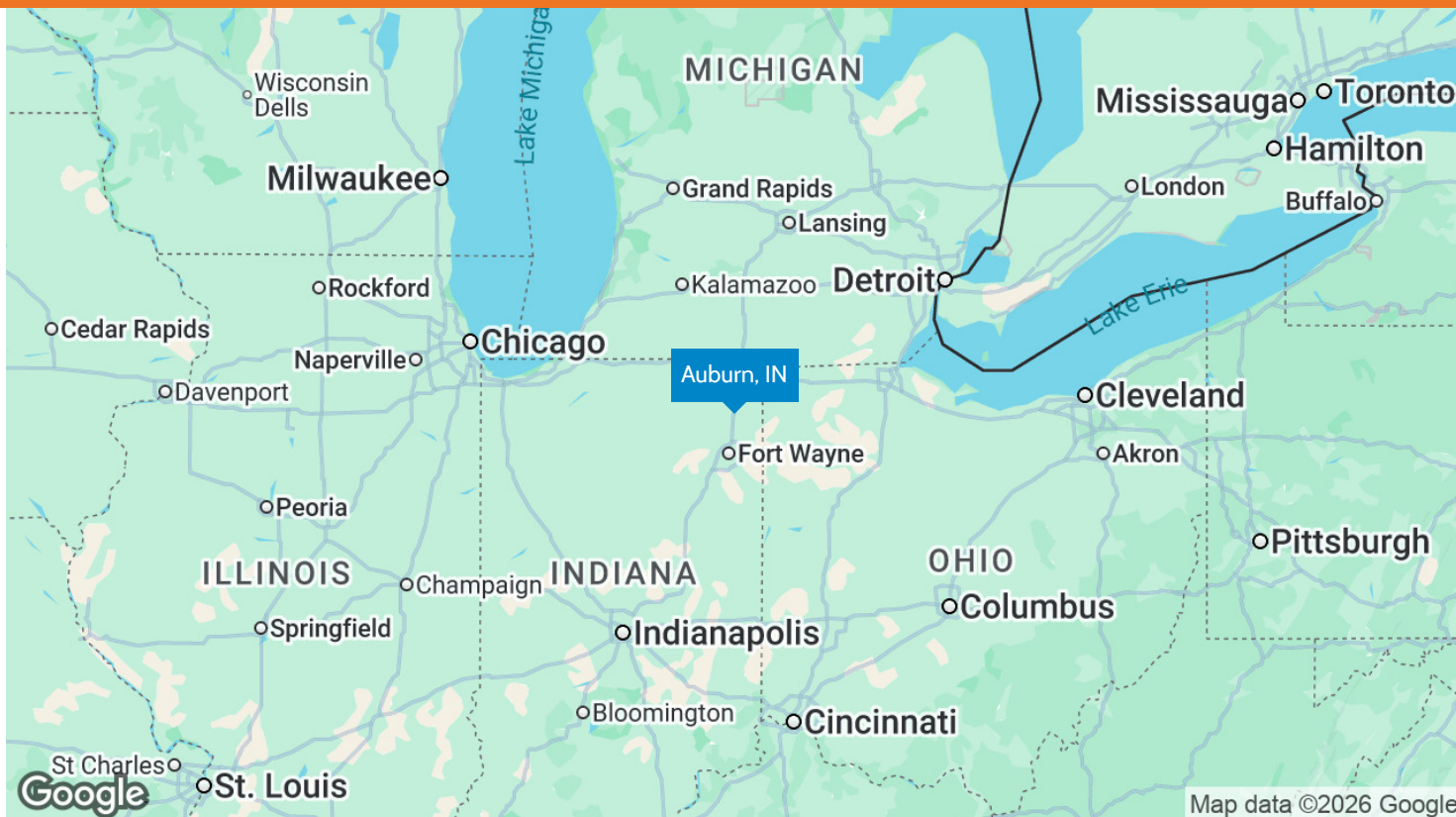


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LOCATION INFORMATION



REGIONAL MAP



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Auburn, Indiana



Auburn, Indiana

Auburn, Indiana is a growing community with strong infrastructure and a business-friendly environment, making it ideal for commercial investment. Its strategic location near I-69 offers easy access to major markets like Fort Wayne and Indianapolis, while keeping operational costs lower than in larger cities. With ongoing development projects and a supportive local government, Auburn presents solid long-term potential for returns.

Top Attractions

1. Auburn-Cord Duesenberg Automobile Museum
2. National Auto & Truck Museum
3. Hoosier Air Museum
4. Early Ford V-8 Museum



Top Employers

1. Parkview Health
2. Metal Technologies
3. Rieke Packaging
4. Tempus Technologies
5. Carlex Glass America
6. Auburn Gear
7. Messenger
8. FCI Construction
9. Team Quality Services
10. FXI, Inc.



14,127
POPULATION

\$62,300
MEDIAN HOUSEHOLD
INCOME

\$172,800
MEDIAN HOME
VALUE

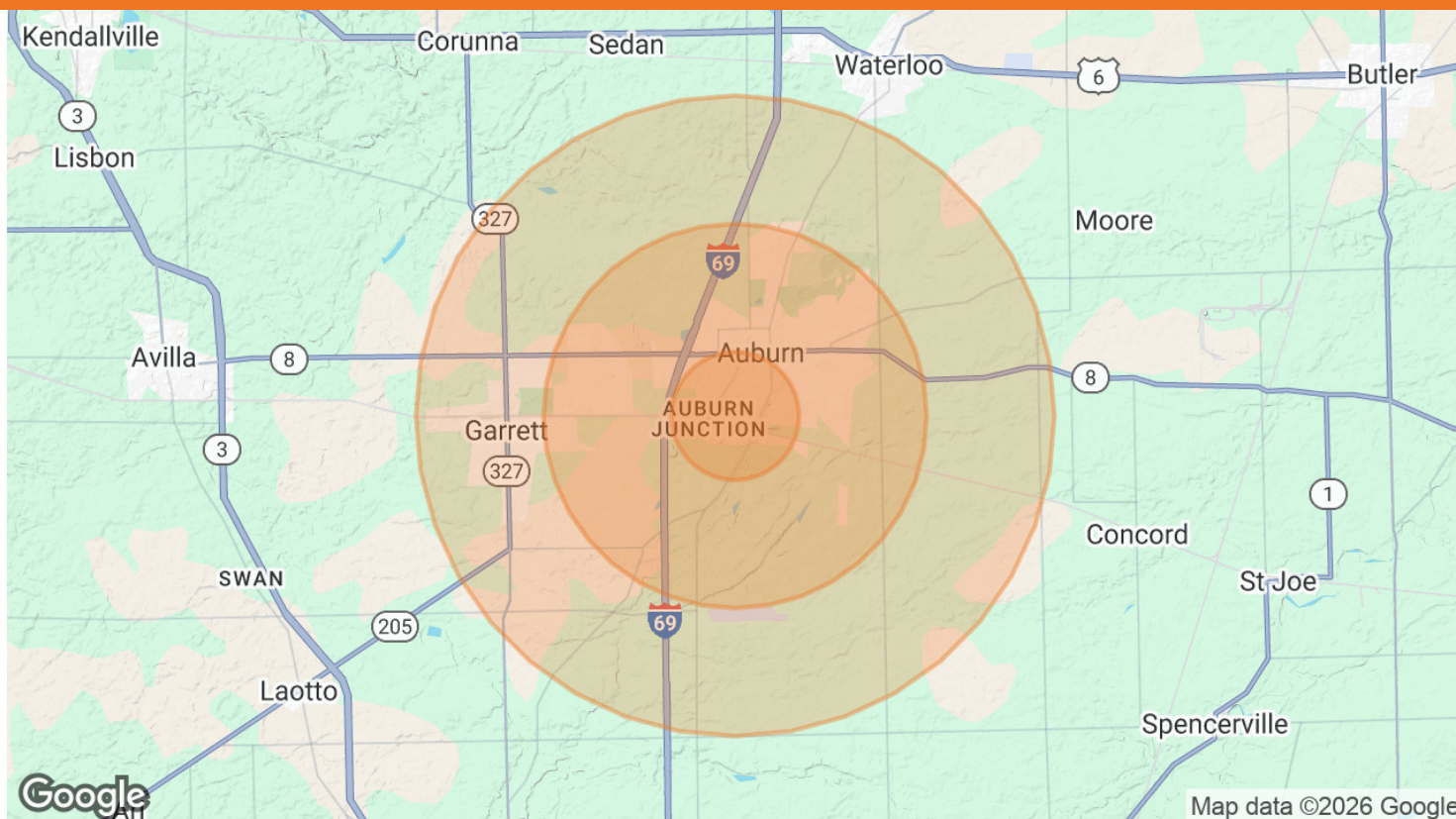
5,822
HOUSING UNITS

35.7
MEDIAN AGE

6,855
EMPLOYED POPULATION

***FACTS FROM DATA USE**

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,725	16,380	26,090
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,169	6,771	10,511
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$67,575	\$85,532	\$84,749
Average House Value	\$145,277	\$204,508	\$205,117

Demographics data derived from AlphaMap

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ASSET DISPOSITION





ASSET SALE OVERVIEW

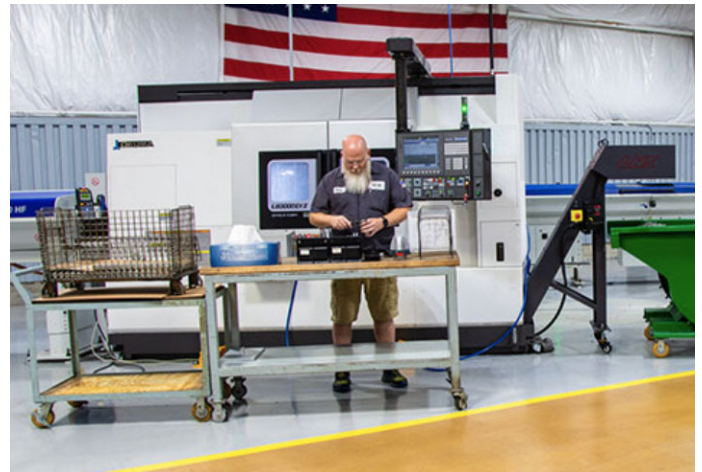
The Asset Disposition sale is in regards to the sale of multiple factors of the business' assets of equipment, machinery, tooling & gauging and goodwill of operating system, engineering and development, mechanicals and trained employees. Upon the sale of the assets, all debt of AMI shall be paid off and the real estate to be sold with it.

ABOUT AUBURN MANUFACTURING

Established in March of 1998, Auburn Manufacturing is a CNC manufacturing of Precision parts. With an assortment of different machines they have the capability to manufacture parts of all shapes, sizes, complexities, and of different materials. They bring advanced technological engineering to different market sectors that allow us to be more competitive and have rapid deliver-

INDUSTRIES SERVED:

- Automotive
- Agriculture
- Mining
- Heavy Industrial
- Medical/Veterinary
- Government
- Recreational Sports
- Material Handling Equipment
- Industrial Packaging
- Electrical Components
- Steel Mill Production
- Pneumatic Control Components



ASSET SUMMARY

CURRENT EQUIPMENT—ONLINE MARKET VALUE

RESOURCE GROUPS**	ASSETS NUMBER	REPLACE/ NEW##	TOTAL ONLINE
100s & 200s	6	\$ 688,492	\$ 75,000
300s	4	\$ 1,359,220	\$ 425,000
400s	8	\$ 2,007,375	\$ 526,100
500s	6	\$ 779,760	\$ 269,600
600s & 700s	5	\$ 1,587,079	\$ 446,600
Quality & TR	8	\$ 1,160,465	\$ 307,700
TOTALS	37	\$ 7,582,391	\$ 2,050,000

**See Page 25-26 for specific details

##Current market cost if replaced or purchased new.

ADDITIONAL ASSETS

	MKT VALUE	DISCOUNT	PRICE
Tooling & Gauging	\$ 442,600	85%	\$ 54,000
Engineering & Development	\$ 568,800	90%	\$ 56,000
Mechanicals (Air, Power, Gas)	\$ 541,500	100%	\$ 0
Operating System (Kinetic)	\$ 200,000	100%	\$ 0
Work Force Assets	\$ 360,000	89%	\$ 40,000
TOTAL	\$2,352,900	94%	\$ 150,000

TOTAL MARKET/REPLACE COST **\$9,935,291.00**

TOTAL DISCOUNT VALUE **\$7,935,291.00**

TOTAL LISTING PRICE **\$2,200,000.00**

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Equipment Asset Used vs. New Comparison

CNC Machinery

#	Cycle	Machine	Online Price	Brand New Description	New Replace Cost
1	100	Doall Saw	\$ 5,000	Hydmech Cold Saw	\$ 174,300
1	105	Hydmech Saw	\$ 5,000		
1	200-A	LB-15	\$ 17,500	Okuma L3000 400 Bed	\$ 128,548
1	200-B	LB-15	\$ 17,500	Okuma L3000 400 Bed	\$ 128,548
1	205-A	LB-15	\$ 17,500	Okuma L3000 400 Bed	\$ 128,548
1	205-B	L370 no barfeeder	\$ 12,500	Okuma L3000 400 Bed	\$ 128,548
6			\$ 75,000.00		\$ 688,492
1	300	LFS-15	\$ 49,500	Okuma 2SP-150HG	\$ 339,805
1	305	LFS-15	\$ 49,500	Okuma 2SP-150HG	\$ 339,805
1	310	2SP-15 1 Loader	\$ 163,000	Okuma 2SP-150HG	\$ 339,805
1	315	2SP-15 1 Loader	\$ 163,000	Okuma 2SP-150HG	\$ 339,805
4			\$ 425,000.00		\$ 1,359,220
1	400	L370 no barfeeder	\$ 11,200	Okuma LB3000 MYW w/ 12ft	\$ 401,475
1		IEMCA	\$ 27,500	IEMCA Bar Feeder	
1	405	L370 no barfeeder	\$ 11,200	Okuma LB3000 MYW w/ 12ft	\$ 401,475
1		IEMCA	\$ 27,500	IEMCA Bar Feeder	
1	410	L370 no barfeeder	\$ 11,200	Okuma LB3000 MYW w/ 12ft	\$ 401,475
1		IEMCA	\$ 27,500	IEMCA Bar Feeder	
1	415	LB-3000MYW w/barfeeder	\$ 205,000	Okuma LB3000 MYW w/ 12ft IEMCA Bar Feeder	\$ 401,475
1	420	LB-3000MYW w/barfeeder	\$ 205,000	Okuma LB3000 MYW w/ 12ft IEMCA Bar Feeder	\$ 401,475
8			\$ 526,100.00		\$ 2,007,375
1	505		\$ 10,100	Okuma Genos M560V	\$ 129,960
1	510	ESV4020	\$ 12,300	Okuma Genos M560V	\$ 129,960
1	520	MC-V3016	\$ 15,800	Okuma Genos M560V	\$ 129,960
1	525	MX-45	\$ 25,400	Okuma Genos M560V	\$ 129,960
1	530	M560	\$ 103,000	Okuma Genos M560V	\$ 129,960
1	535	M560	\$ 103,000	Okuma Genos M560V	\$ 129,960
6			\$ 269,600.00		\$ 779,760
1	600	Multus B300	\$ 155,000	ESTIMATE	\$ 650,000
1		IEMCA	\$ 27,500		\$ -
1	605	MU S600-V	\$ 210,000	Okuma MU S600V	\$ 287,079
1	700	MX-40HA	\$ 26,000	ESTIMATE	\$ 300,000
1	705	MA-50 HB	\$ 28,100	ESTIMATE	\$ 350,000
5			\$ 446,600.00		\$ 1,587,079
1	Misc	Mititoyo CMM	\$ 90,100	Mitutoyo Strato 574	\$ 179,500
1	Misc	LB35	\$ 17,300	ESTIMATE	\$ 285,000
1	Misc	MX-45 parts	\$ 6,000		
1	TR	MC-50VA	\$ 9,000	Okuma Genos M560V	\$ 129,960
1	TR	MC-50VA	\$ 9,000	Okuma Genos M560V	\$ 129,960
1	TR	L250	\$ 35,000	Okuma Genos L250	\$ 69,995
1	TR	wire edm	\$ 68,300	Excetek Wire EDM W/Rotary	\$ 166,050
1	TR	Other	\$ 73,000	ESTIMATE	\$ 200,000
8			\$ 307,700.00		\$ 1,160,465
Total:			\$ 2,050,000.00	Market Total:	\$ 7,582,391.00

*Values are based on comparable sales found online and market knowledge.

MACHINE	CYCLES	USED VALUE	AVERAGE
6	100s & 200s	\$ 75,000	\$ 12,500
4	300s	\$ 425,000	\$ 106,250
8	400s	\$ 526,100	\$ 65,763
6	500s	\$ 269,600	\$ 44,933
5	600s & 700s	\$ 446,600	\$ 89,320
8	Quality & TR	\$ 307,700	\$ 38,463
37	Total	\$ 2,050,000	\$ 55,405.4

AMI - CURRENT EQUIPMENT MACHINE LIST

Resource	Resource Group	Description	Serial Number / Asset Number	Resource Type ID
0100	SAW	DOALL NC-305 BAND SAW	540-99102	SAW
0105	SAW	HYDMECH 14A BAND SAW	50201346	SAW
0200-A	LATHE	OKUMA LB15IIM/500 2-AXIS CNC	4132	MACHINE
0200-B	LATHE	OKUMA LB15IIM/500 2-AXIS CNC	4278	MACHINE
0205-A	LATHE	OKUMA LB15IIM/500 2-AXIS CNC	2111	MACHINE
0205-B	LATHE	OKUMA LB15IIM/500 2-AXIS CNC	0205	MACHINE
0210	LATHE	OKUMA LB35IIM/700 CNC	8410215800	MACHINE
0215	LATHE	OKUMA TWIN STAR LT300-M	105959	MACHINE
0300	LATHE AM	OKUMA LFS 15 2SP CNC LATHE	0059	MACHINE
0305	LATHE AM	OKUMA LFS 15 2SP CNC LATHE	0101	MACHINE
0310	LATHE AM	OKUMA 2SP-150H CNC LATHE	187710	MACHINE
0315	LATHE AM	OKUMA 2SP-150H CNC LATHE	186655	MACHINE
0400	LATHE BF	OKUMA L370BB/M/W	0155	MACHINE
0405	LATHE BF	OKUMA L370BB/M/W	0191	MACHINE
0410	LATHE BF	OKUMA LB3000 EXII M/Y/W 800	224841	MACHINE
0415	LATHE BF	OKUMA L370BB/M/W	0548	MACHINE
0420	LATHE BF	OKUMA LB3000 MYW	243367	MACHINE
0505	VMC	OKUMA MC-40VA VMC	0500	MACHINE
0510	VMC	OKUMA ES-V4020 VMC	1215	MACHINE
0520	VMC	OKUMA MC-3016 VMC	0171	MACHINE
0525	VMC	OKUMA MX-45 VAR VMC	1599	MACHINE
0530	VMC	OKUMA M560-V	191946	MACHINE
0535	VMC	OKUMA M560-V	241670	MACHINE
0600	MULTI	OKUMA MULTUS 300II P300S	166299	MACHINE
0605	MULTI	OKUMA MU-S600SV 5-AXIS MILL	220211	MACHINE
0700	HMC	OKUMA MX-50HB HORIZONTAL MILL	0251	MACHINE
0705	HMC	OKUMA MA-40 HB HORIZONTAL MILL	102806	MACHINE
0800	GRINDERS	JUNKER BUJAJ 31 CNC OD GRINDER	CSN=357107	MACHINE
0900	QALAB	BROWN & SHARPE GAGE 2000 CMM	0798-1709	QA_LAB
0905	QALAB	ST INDUST. OPTICAL COMPARATOR	6777	QA_LAB
0910	QALAB	MITUTOYO STRATO APEX 544 CMM	60323149	QA_LAB
2000	TOOLROOM	COMBI K2 CLAUSING COLCHESTER	C70022	TOOLRM
2005	TOOLROOM	10-EE MONARCH PRECISION LATHE	52387	TOOLRM
2010	TOOLROOM	BP2J-BRIDGEPORT MDL-1 2J HEAD	V2E3-311	TOOLRM
2015	TOOLROOM	1024U BROWN & SHARPE CYL GRIND	5211024123	TOOLRM
2020	TOOLROOM	5JR-BB WILSON ROCKWELL TESTER	1581	TOOLRM
2025	TOOLROOM	B & S NO. 1 GRINDER		TOOLRM
2030	TOOLROOM	DOALL VERTICAL BAND SAW	339-77599	TOOLRM
2035	TOOLROOM	OKUMA MC40VB VERT MILL	0768	TOOLRM
2040	TOOLROOM	OKUMA MC40VB VERT MILL	0770	TOOLRM
2045	TOOLROOM	CLARK HARDNESS TESTER	50095	TOOLRM
2050	TOOLROOM	J-2500 JET DRILL PRESS	14041807	TOOLRM
2055	TOOLROOM	REID 6"x18" SURFACE GRINDER		TOOLRM
2060	TOOLROOM	S-351 HANNIFIN 35 TON PRESS	C-8046-2	TOOLRM
2065	TOOLROOM	SCHERR TUMICO OPTICAL COMPAR.		TOOLRM
2070	TOOLROOM	EXCETEK V500G PLUS EDM WIRE	MWW17500018	TOOLRM
2075	TOOLROOM	NORTON SURFACE GRINDER	SL69 L95L	TOOLRM
2080	TOOLROOM	VK3-WD1610A DYNAPATH CNC KNEE MILL		TOOLRM
2085	TOOLROOM	GENOS-L250 CNC Lathe	NDO703	TOOLRM
3000	SURPLUS	OKUMA MX-45VAE	0220	MACHINE
3010	SURPLUS	EDGE TECH REBEL 102 BARLIFTER	T1201244117	BARFEED
3020	SURPLUS	CINCINNATI OD GRINDER	1M4856-31	MACHINE
0400-BF	BARFEED	IEMCA BARFEEDER MASTER 880 38F	021638SA01	BARFEED
0405-BF	BARFEED	IEMCA BARFEEDER MASTER 880 MP	021813SA06	BARFEED
0410-BF	BARFEED	IEMCA BARFEEDER S880 38MP	020812SA03	BARFEED
0415-BF	BARFEED	IEMCA BARFEEDER BOSS 552/37-HP	02211GA05	BARFEED
0420-BF	BARFEED	IEMCA BARFEEDER MASTER 8 MPH	021841SA05	BARFEED
0600-BF	BARFEED	IEMCA BARFEEDER MASTER 80 UPHD	021844SA02	BARFEED
BENCH	MANUAL	MANUAL OPERATION		BENCH
OUTSIDE-OP	OUTSIDE	OUTSOURCED OPERATION		OUTSIDE
TUMBLER	TUMBLER	VIBRATORY DEBURRING TUMBLER		BENCH

EMPLOYMENT STATUS

WAGE	STATUS	YRS OF SERVICE	ROLE
\$52.00	FULL TIME	12	KEY DOE (DEVELOPMENT, OPERATIONS, ENGINEERING) CNC MITUTOYO CMM QUALITY OPERATOR AND MATERIAL BUYER
\$25.00	FULL TIME	5	OFFICE ASSISTANT
\$25.00	FULL TIME	2	OFFICE ADMIN
\$23.00	PART TIME	26	SYSTEMS
\$13.00	PART TIME	0.2	INTERN (HS PROGRAM)
\$13.00	PART TIME	0.2	INTERN (HS PROGRAM)
\$36.74	FULL TIME	5	MAINTENANCE
\$33.48	PART TIME	7	TOOLMAKER
\$29.00	FULL TIME	9	CNC MACHINIST- ENGINEER ASSISTANT/ LEAD COORDINATOR AND TOOL BUYER
\$27.25	FULL TIME	5	CNC MACHINIST- ENGINEER ASSISTANT
\$29.75	FULL TIME	12	CNC MACHINIST- ENGINEER ASSISTANT
\$27.25	FULL TIME	7	CNC MACHINIST
\$27.25	FULL TIME	7	CNC MACHINIST
\$21.00	FULL TIME	4	CNC OPERATOR
\$18.00	FULL TIME	1	CNC OPERATOR
\$18.00	FULL TIME	1	CNC OPERATOR
\$23.00	FULL TIME	4	MATERIAL HANDLER

TYLER BINKLEY
MANAGING BROKER/CEO
260.414.0617
TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
SENIOR BROKER
260.410.1103
PATRICK@ACADIACOMMERCIAL.COM

JON SYMINGTON
BROKER
260.438.0927
JON@ACADIACOMMERCIAL.COM



CUSTOMER BASE

AUBURN MANUFACTURING, INC – 2024-2025 CUSTOMER BASE

AEGIS
ALUDYNE
AUBURN GEAR
ARMSTRONG HOT WATER
ARMSTRONG
AT FERRELL
AUTOKINITON
BLACK SHADOW
DEKALB HIGH SCHOOL
DMP METALS
GOVPARTS
HOOSIER INDUSTRIAL
HUDSON AQUATIC SYSTEMS
INDIANA STEEL PRODUCTS
INKASTROPHY
JB TOOL, DYE, & ENGINEERING
LANDMASTER
LOCKWOOD WELDING
ONEIDA
PEERLESS GEAR
DC MOTORSPORTS
RIEKE
SCHUST MECHNAICAL
SPEEDGRIP
SPEEDRACK
STUSA
TEAM QUALITY
URICK CASTINGS
VALBRUNA
WATKINS SHEET METAL
WEG
WEG MEXICO

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