

AUCTION

***** ATTENTION USERS & INVESTORS *****

+/- 33,842 Total Sq. Ft. Office Building

Thursday, November 3, 2005

11:00 Registration 12:00 Noon Auction

On-Site...Rain or Shine

****Private Showings Available Upon Request****



5 Artillery Road, Taylors, SC (Formerly The Kyrus Corporation)

- +/- 33,842 Sq. Ft. Total
- +/- 3.5 acres
- 100% climate control, 3 floors
- 11' 8" Ceiling Heights with open floor plan
- All Utilities
- Conveniently located on Wade Hampton Blvd just minutes from downtown Greenville
- Spacious parking
- Excellent facility for office spaces
- Come bid your price on November 3rd

Directions: From I-85 take I-385 N via exit 51 toward downtown Greenville. Merge onto SC-291 N via exit 41A. Turn slight right onto Wade Hampton Blvd. / US-29N. Go 1.8 Miles and take left turn on Artillery Drive, building will be on your left.

Terms & Conditions:

\$40,000 deposit by cash or good check, balance is due at closing by Friday, December 2nd, 2005. A 10% Buyers Premium will be added to the winning bid price to determine the final contract price paid by the purchaser. Purchaser pays for deed preparation, environmental assessment fee, survey fee and their portion of legal fees to close the sale. Property sells "as is, where is" with all faults and in its present condition with no warranty of any nature expressed or implied. Seller and Auction Company assume that the Purchaser has inspected the property prior to bidding and that it is suitable for his purposes. Property is subject to prior sale. Sale day announcements take precedence over this and any other information. Auction company is not responsible for errors and omissions.

The
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