

**ABSOLUTE AUCTION INFORMATION**  
**151 Hanger Circle, Richmond, Kentucky 40475**

**PROPERTY & EQUIPMENT PREVIEW DATE: Tuesday, April 21, 2026 from 10AM to 1PM EST**

**Auction Date:** Thursday, April 30, 2026

**Auction Location:** 151 Hanger Circle, Richmond, Kentucky 40475

**Auction Time:** 10:00 AM EST

**Auction Offering:** Real Estate and Equipment located at 151 Hanger Circle, Richmond, Kentucky 40475. List of equipment offering attached hereto.

**Auction Format:**

Bidding will occur in multiple rounds-

- 1) Real Estate Only- The Real Estate will be offered independently of the equipment
- 2) Equipment Only- Equipment will be offered separately from the Real Estate (list of equipment offering attached hereto)
- 3) Real Estate AND Equipment- The Real Estate AND Equipment will be offered as a single combined package

**At the conclusion of the auction, all bids will be compared and the format that produces the highest and best total sales price will be selected by the Receiver, at Receiver's sole discretion. ALL WINNING BIDS ARE SUBJECT TO FINAL COURT APPROVAL.**

**Winning Bidder Requirements:**

Winner Bidder Requirements for Real Estate

- 1) Sign Real Estate Purchase Agreement- Draft of which will be available to bidders for review prior to auction upon request. The only contingency shall be Court approval of the sale. There shall be no buyer contingencies in said Real Estate Purchase Agreement.
- 2) 10% payment due via wire or certified funds- wiring instructions to be provided at conclusion of the sale.
- 3) Surety Bond required for the balance owed.
- 4) Must close on or before 10 days post final Court Sale Approval.

Winning Bidder Requirements for Equipment

- 1) Payment due in full via wire transfer or certified funds- wiring instructions to be provided at conclusion of the sale.
- 2) All equipment must be removed within 14 days post sale unless the Equipment buyer independently makes arrangements with the Real Estate Purchaser for a longer time.
- 3) Winning bidder must be insured and hold Diversified Tool and Development Inc. Receivership Estate; et al, German American; et al, harmless against any and all damage and further name them as additionally insured.

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- 4) Must repair any and all damage related to equipment removal and leave real estate in broom swept condition.

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- 3) Surety Bond required for the balance owed.
- 4) Must close on or before 10 days post Court Sale Approval.

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**Receiver Contact Information:**

Mark Rubin

[mark@rubinproperties.net](mailto:mark@rubinproperties.net)

859.509.0909



### **Property Description**

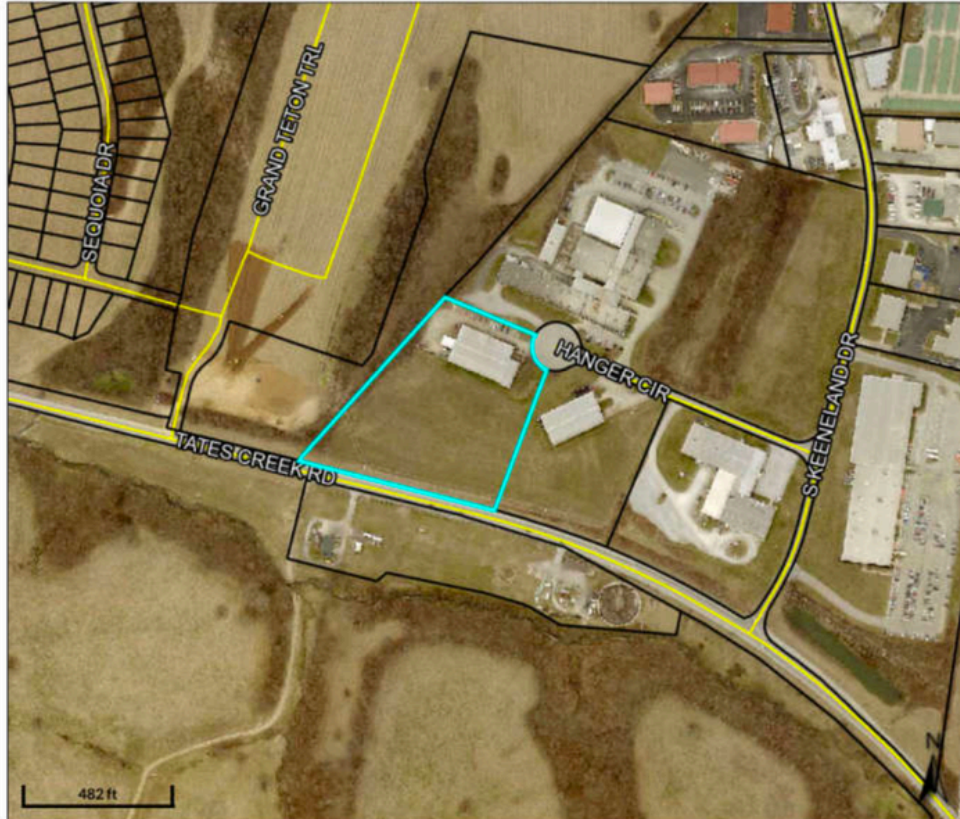
- Industrial building located in the Richmond Industrial Park in the northwestern portion of Richmond
- Former production facility for speciality parts required by range of manufactures- including screws and a broad range of cylindrical parts
- Property is being conveyed with all manufacturing equipment- which can be utilized by Purchaser or sold creating an opportunity for a lower cost basis
- The 23,812 square foot building sits on 6.5 acres with approximately 2 acres of surplus land for potential expansion
- Building Breakdown: 2,870 SF of general office and lab space, 4,340 SF of climate controlled manufacturing space with the remaining 16,602 SF being general manufacturing warehouse
- Located approximately 4 minutes off Interstate 75 on the north side of Richmond, Kentucky
- In the immediate vicinity, the City of Richmond has broke ground on a \$52 million dollar sports complex with an anticipated completion date in 2026, which will undoubtedly bring a high volume of new traffic to the area

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## Property Information Fact Sheet

Address: **151 Hanger Circle, Richmond, KY**  
Site Size: **6.5 acres / 283,140 SF**  
Building Size: **23,812 SF**  
Useable Site Area: **4.94 acres / 215,187 SF**  
Surplus Land: **2 acres / 87,120 SF**  
Tax Parcel: **054B-0007-0007**  
Office/ Lab Space: **2,870 SF**  
Climate Controlled Manufacturing Space: **4,340 SF**  
General Manufacturing Warehouse: **16,602 SF**  
Covered Dock Space: **832 SF (steel frame constructed canopy)**  
Dock High Doors: **2 (10' by 10')**  
Overhead Drive Through Door: **1 (12' by 12')**  
Interior Bay Spacing: **26' by 60'**  
Ceiling Height at Eave: **20'**  
Year Built: **1989**  
Zoning: **I-2 Industrial Park District**  
Flood Plain Designation: **Zone X outside 100 year flood plain**  
Construction: **Class S Industrial building- steel post and beam frame**  
Foundation: **Poured Reinforced Concrete**  
Floors: **Poured Concrete Slab**  
Roof: **Metal Panels**  
Fire Protection: **Smoke detectors and wet sprinkler system**  
Electrical: **800 amps with two transformers**

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**Area Information:**

Located in the Richmond Industrial Park, this property enjoys close access to Interstate-75 offering a strategic regional location for many businesses. The property is situated only 16 miles south of the major metropolitan area of Lexington, Kentucky.

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## DISCLAIMER

*Please note: This property is in receivership and is subject to Order(s) entered in the Madison Circuit Court, Division 1, Case No. 25-CI-00157 and the information contained herein is believed to be true and accurate, provided, however, no representations or warranties of any kind are made hereby and the recipient hereof is relying exclusively on its own due diligence. Purchaser acknowledges that Receiver is selling the property pursuant to an order of Civil Court and the Receiver has had no involvement in the development, entitlement or construction of the Premises. Notwithstanding anything to the contrary, herein contained, Purchaser expressly understands, acknowledges and agrees that the conveyance of the Property shall be made by the Receiver to Purchaser on an "as is, where is" basis, and "with all faults," and Purchaser acknowledges that Purchaser has agreed to buy the Property in its present condition and that Purchaser is relying solely on its own examination and inspections of the Property and not on any materials or information (including but not limited to any environmental reports, investigations, or assessments) furnished or statements or representations made, by Receiver or any agents or representatives of the Receiver, except as otherwise specifically set forth herein. Purchaser hereby acknowledges that, except as otherwise specified herein, Receiver makes no warranty or representation, expressed, or implied, or arising by operation of law, including but not in any way limited to, any warranty condition, habitability, merchantability, or fitness for a particular purpose of the Property or any portion thereof, or with respect to the economical, functional, environmental, or physical condition, compliance with all applicable laws, ordinances and regulation, or any other aspect, of or affecting the Property. As required by KREC regulations, let it be known that the Receiver, Mark Rubin, is also a licensed Broker in the state of Kentucky..*

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Machinery & Equipment Appraisal Listing

UNIT	QTY	DESCRIPTION	MANUFACTURER	MODEL	AGE		
		MAJOR ASSETS					
1	1	AIR COMPRESSOR - ROTARY SCREW, 15 HP	ATLAS COPCO	GA-11	1996		
2	1	AIR COMPRESSOR - ROTARY SCREW, 34 HP	ATLAS COPCO	GA-26P	2012		
3	1	AIR COMPRESSOR - ROTARY SCREW, 50 HP	ATLAS COPCO	GA-37 VSD	2006		
4	1	AUTOMATIC CIRCULAR SAW WITH INFEED	TSUNE SEIKI	TK5C-72 GL	2007		
5	6	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 9/16"	ACME-GRIDLEY	RA 6	1940'S		
6	2	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1 1/4"	ACME-GRIDLEY	RA 6	1940'S		
7	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1 1/4"	ACME-GRIDLEY	RB 8	1940'S		
8	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1 5/8"	ACME-GRIDLEY	RA 6	1940'S		
9	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1 5/8"	ACME-GRIDLEY	RB 6	1940'S		
10	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1 5/8"	ACME-GRIDLEY	RB 8	1940'S		
11	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1"	ACME-GRIDLEY	RA 6	1940'S		
12	4	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1"	ACME-GRIDLEY	RAN 6	1940'S		
13	2	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 2"	ACME-GRIDLEY	RB 6	1940'S		
14	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 2"	ACME-GRIDLEY	RB 8	1940'S		
15	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 2 5/8"	ACME-GRIDLEY	RB 6	1940'S		

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UNIT	QTY	DESCRIPTION	MANUFACTURER	MODEL	AGE			
16	1	BAR FEED, 12'	LNS	HYDROBAR				
17	1	BAR FEED, 12'	RHINOBAR					
18	1	CARGO VAN, (WITH EXTERIOR BODY DAMAGE)	GMC	G33705	2011			
19	1	CNC LATHE - 2-SPINDLE, 2-TURRET	OKUMA	2SP-150H	2006			
20	1	CNC LATHE - 2-SPINDLE, 2-TURRET	OKUMA	2SP-250H	2013			
21	1	CNC LATHE, WITH CONVEYOR	HARDINGE	CONQUEST 42 / CS 42				
22	2	CNC LATHE, WITH CONVEYOR	HARDINGE	CONQUEST T42 / SG 42				
23	3	CNC LATHE, WITH CONVEYOR	HARDINGE	CONQUEST T51 / CS 51				
24	1	CNC LATHE, WITH CONVEYOR	HARDINGE	SUPER PRECISION QUEST 8/51 - QC	2005			
25	1	CNC LATHE, WITH CONVEYOR, WITH	HARDINGE	CONQUEST ST225-B				
26	1	CNC LATHE, WITH S-ROBO-2 GANTRY LOAD / UNLOAD	TECNO WASINO	LJ-5N				
27	1	CNC MACHINE CENTER	DAEWOO	DMV-400	1998			
28	1	CNC SWISS LATHE	TSUGAMI	SWISSTURN SX-26 / BS 26				
29	1	CNC TAPPING CENTER	BROTHER	TC-31A	1998			
30	2	CNC TAPPING CENTER	BROTHER	TC-R2A	2004, 2005			
31	1	COMPACT CNC MACHINE CENTER WITH PALLET CHANGER	BROTHER	R450X1 HIGH TORQUE	2014			

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UNIT	QTY	DESCRIPTION	MANUFACTURER	MODEL	AGE		
32	1	COORDINATE MEASURING SYSTEM	HEXAGON	GLOBAL CLASSIC 555	2015		
33	1	ENGINE LATHE - MANUAL	WARNER-SWASEY	#4 / M1420			
34	1	FORKLIFT - ELECTRIC, 3600 LB CAP, 3-STAGE MAST, CUSHION TIRES, SIDESHIFT	YALE	ERP040VTN36TE084	2010		
35	1	FORKLIFT - ELECTRIC, 4600 LB CAP, 3-STAGE MAST, CUSHION TIRES, SIDESHIFT	YALE	ERC050VGN36TE085	2009		
36	1	FORKLIFT - LP, 14,000 LB CAP, 2-STAGE MAST, SOLID TIRES, SIDESHIFT	HYSTER	S155XL	1995		
37	1	FORKLIFT - LP, 5500 LB CAP, 2-STAGE MAST, PNEUMATIC TIRES, SIDESHIFT	HYSTER	H50	2014		
38	1	FORKLIFT - LP, 7,000 LB CAP, 2-STAGE MAST, SOLID TIRES, SIDESHIFT	HYSTER	S100XL	1993		
39	1	HAND MILL	NICHOLS				
40	2	HORIZONTAL BAND SAW WITH INFEED	AMADA	HA 250	2000		
41	1	OPTICAL COMPARATOR- 30"	JONES & LAMSON	EPIC 30	1965		
42	1	PLATFORM SCALE - DIGITAL	METTLER TOLEDO				
43	1	VERTICAL BAND SAW	GROB	4V-24	1980		
44	1	VERTICAL MILL, 2HP, 9" X 42" TABLE	XACTO / ALLIANT				
45	1	VERTICAL MILL, 2HP, 9" X 42" TABLE, with DRO	BRIDGEPORT				
46	1	VIBRATORY POLISHER - 36"	SWECO				
	61						

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UNIT	QTY	DESCRIPTION	MANUFACTURER	MODEL	AGE		
		EQUIPMENT APPEARS TO BE INOPERABLE / SALVAGE					
47	5	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 9/16"	ACME-GRIDLEY	RA 6			
48	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1 1/4"	ACME-GRIDLEY	RB 8			
49	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 1 5/8"	ACME-GRIDLEY	RB 8			
50	1	AUTOMATIC SCREW MACHINE, MULTI-SPINDLE - 2"	ACME-GRIDLEY	RB 6			
51	1	BEAD BLAST MACHINE - 36"	ZERO				
52	1	BENCHTOP - SECOND OPERATION LATHE - 11"	HARDINGE				
53	1	CNC LATHE	MANURHIN KMX	KMX 26 PT	1991		
54	1	CNC LATHE	OKUMA	LR 25			
55	1	CNC LATHE	TSUGAMI	BZ 12			
56	LOT	MISCELLANEOUS TOOLING, COLLETS, FIXTURES FOR MACHINE TOOLS (THROUGHOUT PLANT NOT ASSOCIATED WITH INDIVIDUAL MACHINES)					
57	LOT	MISCELLANEOUS SPARE PARTS (THROUGHOUT PLANT)					
58	LOT	MISCELLANEOUS MINOR ASSETS					
59	1	SWEEPER - 24" WALK-BEHIND	TENNANT	T3			
60	14	PALLET SHELVING - 8' X 4' X 12' X 3 LEVELS					

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UNIT	QTY	DESCRIPTION	MANUFACTURER	MODEL	AGE
61	2	SHELVING FOR TOOLING - 10' X 3' X 8' X 4 - 8 LEVELS			
62	12	SHELVING FOR TOOLING - 10' X 2' X 8' X 4 - 8 LEVELS			
63	1	TOOL CART - METAL, 30", DOUBLE-SIDED	HARDINGE	HANDIKART	
64	5	PARTS BIN / SHELVING - 4' X 10" X 8' X 12 SHELVES			
65	5	WORK TABLE WITH UNDERCOUNTER DRAWERS - METAL, 80" X 40"			
66	1	SHOP CART - PLASTIC			
67	1	MICROWAVE - SMALL / COMPACT	GE		
68	4	DRILL PRESS - BENCH TOP, 2/3 HP	CRAFTSMAN (3), NA		
69	15	METAL TABLE - 3' X 2' X 40" X 2 - 4 SHELVES			
70	3	GRINDER - DOUBLE PEDESTAL, 12"	DELTA, NA, BALDOR		
71	1	BROACH	MINI BROACH MACHINE	3A	
72	7	HOPPER - SELF DUMPING, 1 YARD CAP			
73	30	METAL CART - 1/4 YARD CAPACITY			
74	1	SHOP DESK, METAL WITH ABOVE COUNTER AND UNDERCOUNTER DRAWERS			
75	2	FOLDING TABLE - 8' X 30"			
76	5	CHAIRS - PLASTIC, VINYL			
77	3	FILE CABINETS, METAL, 4-DRAWER			
78	1	OFFICE DESK / CREDENZA, WOOD, 6' WITH 4 DRAWERS			
79	1	SURFACE PLATE, 24" X 18"	STARRETT		
80	1	SURFACE PLATE, 50" X 30"	STARRETT		

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81	1	DIGITAL HEIGHT GAUGE, 0" - 24"	MITUTOYO	192-607			
82	1	DIGITAL TRACER	MITUTOYO	CONTRACER CV-2000			
83	1	REFRIGERATOR/FREEZER - 18 CU FT	KENMORE				
84	1	MICROWAVE WITH CART	WHIRLPOOL				
85	3	SANDER - 12" VERTICAL	KALAMAZOO				
86	1	BENCHTOP PRESS - MANUAL					
87	10	STORAGE SHELVING - 6' X 18" X 7' X 5 LEVELS					
88	1	STEP LADDER - ALUMINUM, 15'					
89	3	SHOP FAN - 48"	PORTA COOL(2), NA				
90	2	FORKLIFT BATTERY CHARGER	ENERSYS	EF3-18-865			
		<b>TOTAL ALL ASSETS</b>					

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