



1011 First Ave., Jasper, IN

CALL FOR OFFERS

Former First Brands Group | Eight Corporate Real Estate Assets

Turnkey Industrial Properties Ideal for Warehouse, Distribution & Manufacturing

Strategic Locations in Indiana, Kansas & Ohio

All Properties Sold Individually or in Any Combination



705 N Fayette St., Fayette, OH

PROPERTY LIST

Address	Description/Title	Sq. Ft.
1010 First Ave., Jasper, IN	SOLD Former Jasper Rubber Manufacturing Facility	203,900
1011 First Ave., Jasper, IN	SOLD Former Jasper Rubber Flex Industrial Facility	8,760
1055 First Ave., Jasper, IN	SOLD Former Jasper Rubber Warehouse Facility	42,867
1093 First Ave., Jasper, IN	SOLD Former Jasper Rubber Manufacturing Facility	60,800
1900 E. Jefferson St., Warsaw, IN	SOLD Former Dalton Corporation Foundry Facility	400,000
310 Ellis St., Stryker, OH	SOLD Former Dalton Corporation Manufacturing Facility	45,580
3401 W 6th St., Emporia, KS	Former Hopkins Manufacturing Facility	29,300
705 N Fayette St., Fayette, OH	Former Eagle Machining Manufacturing Facility	235,000



3401 W 6th St., Emporia, KS



1900 E Jefferson St., Warsaw, IN

Chet Evans

847.418.2702

cevans@hilcoglobal.com

Joel Schneider

847.418.2723

jschneider@hilcoglobal.com

SOLD



1010 First Ave., Jasper, IN

Former Jasper Rubber Manufacturing Facility

Building Size: 203,900± SF
MSA: Louisville, KY
Zoning: I (Industrial)
Tax ID#: 19-06-34-100-003.000-002
Taxes (2025): \$73,340

SOLD

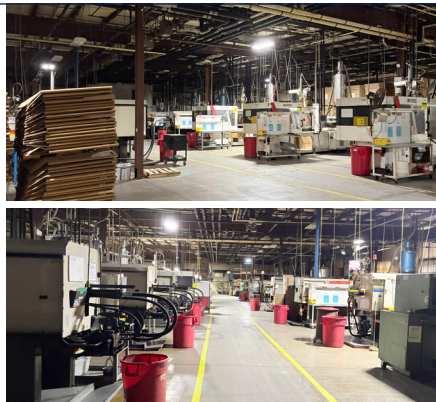


1011 First Ave., Jasper, IN

Former Jasper Rubber Flex Industrial Facility

Building Size: 8,760± SF
MSA: Louisville, KY
Zoning: I (Industrial)
Tax ID#: 19-06-34-401-104.000-002
Taxes (2025): \$4,869

SOLD



1055 First Ave., Jasper, IN

Former Jasper Rubber Warehouse Facility

Building Size: 42,867± SF
MSA: Louisville, KY
Zoning: I (Industrial)
Tax ID#: 19-06-34-400-039.000-002
Taxes (2025): \$20,696

SOLD

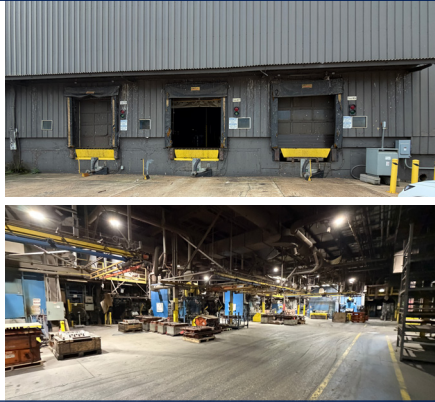


1093 First Ave., Jasper, IN

Former Jasper Rubber Manufacturing Facility

Building Size: 60,800± SF
MSA: Louisville, KY
Zoning: I (Industrial)
Tax ID#: 19-06-34-400-036.000-002
Taxes (2025): \$29,161

SOLD

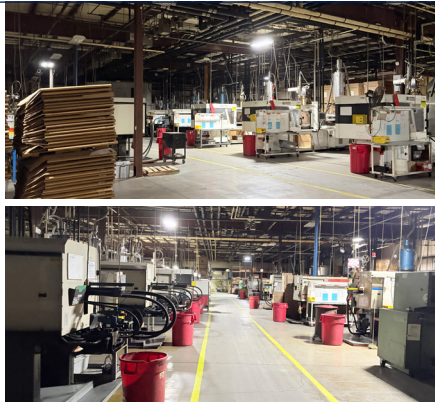


1900 E. Jefferson St., Warsaw, IN

Former Dalton Corporation Foundry Facility

Building Size: 400,000± SF
MSA: Fort Wayne, IN
Zoning: I-3 (Industrial)
Tax ID#: 43-11-09-200-692.000-032
Taxes (2025): \$68,400

SOLD



310 Ellis St., Stryker, OH

Former Dalton Corporation Manufacturing Facility

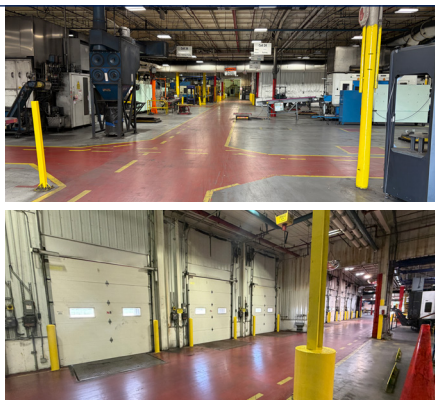
Building Size: 45,580± SF
MSA: Fort Wayne, IN
Zoning: I (Industrial)
Tax ID#: 064-050-01-005.000
Taxes (2025): \$28,002



3401 W. 6th St., Emporia, KS

Former Hopkins Manufacturing Facility

Building Size: 29,300± SF
MSA: Kansas City, MO
Zoning: LI (Light Industrial)
Tax ID#: 193-08-0-30-06-002.00-0
Taxes (2025): \$26,848



705 N Fayette St., Fayette, OH

Former Eagle Machining Manufacturing Facility

Building Size: 235,000± SF
MSA: Toledo, OH
Zoning: M2 (Manufacturing)
Tax ID#: 19-039072-00.000
Taxes (2025): \$74,678

MACHINERY & EQUIPMENT



 Strategic Locations in Indiana, Kansas & Ohio

PORTFOLIO SUMMARY

The Hilco Global Real Estate Practice is accepting offers for this eight-site portfolio of corporate assets formerly owned and occupied by First Brands Group. Located across the Midwest, these industrial facilities were used for manufacturing, warehousing and distributing automotive products. Available individually or in any combination, these sites present turnkey opportunities for varying industrial needs.

MACHINERY & EQUIPMENT AVAILABLE FOR SALE

To learn more, contact:

Tara King
(201) 921-2257
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The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from Hilco Global's real estate website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

OFFER SUBMISSIONS

All offers should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Offers must be submitted to Chet Evans at cevens@hilcoglobal.com and Joel Schneider at jschneider@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the properties. To gain access to these documents, bidders will need to register at Hilco's website and sign an NDA.

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