

## **FF&E Included**

### **Office Area**

Office, kitchen and office restroom renovated from the studs out  
New flooring. New ceilings and lighting. New drywall, window and wall trim  
New insulation in walls and ceiling  
PPG paint  
Balconi custom kitchen with refrigerator and Espresso machine  
New cabinet, fan and toilet in office restroom  
Ceilings raised to 9 foot  
All new, high security, steel entrance doors  
New HVAC system  
Balconi custom office furniture  
Canon MF656Cdw high capacity color laser printer, scanner, copier  
Building wired for high speed fiber (Buckeye Cable)  
All new switches and outlets  
Security cameras

### **Shop Area**

New, insulated overhead doors. One door has power opener  
New HVAC system and existing, high capacity, gas, forced air unit  
New Racedeck flooring  
Walls and ceiling professionally prepped and painted - PPG oil base paint  
Dragonfire professional toolbox, wall cabinets and floor standing cabinet  
Forward I12N303 12,000 LB two post lift with adapters and door bumpers (Phil Leak, Norwalk)  
Champion VR-5-8ADV 5HP 80 Gal Air Compressor w/air cooled aftercooler, auto tank drain and low oil safety (Phil Leak, Norwalk)  
Corghi A9824TI-AIR Tire changer with 8-11100100 Air assist arm  
Corghi EM9250 Wheel balancer with adapters, wheel weights and tools  
Autel TPMS sensors (qty. 25) with Autel TPMS programmer  
Autel MaxiSys Ultra S2 Diagnostic Scan Tool with upgrades paid to 6/14/2026  
Autel TBE200 EU Laser tire tread scanner (integrates with Ultra S2 above)  
Mi-T-M HSP-3504-3MGH 3,500PSI pressure washer/steam cleaner (Construction Equipment, Sandusky)  
Valvoline oil and rack dispensing system with approx. 100 gallons of various full-synthetic oils  
Oxygen/Acetylene torch set with cart (O.E. Meyer, Sandusky)  
John Dow JDI-20COMBO 20 gallon oil evacuator and drain  
Sunex 1/2 ton air/hyd transmission jack with Sunex support stand  
Rupes professional paint correction buffers, pads and compounds  
Every Chrysler factory tool required to repair/rebuild the 62TE transmission  
Large assortment of transmission repair manuals and every digital repair manual available from ATRA  
Heavy duty ball joint removal tools and adapters  
Heavy duty pullers

All new lighting in shop

New wall covering, fan and utility sink in shop restroom

New eye wash and first aid station

Large amount of automotive tools and equipment can be viewed at showing

### **Exterior**

Entire exterior professionally prepped and painted -PPG paint

New high security LED lighting with timer controller

Security camera system

Parking lot sealed and striped (2023)

Lawn fertilized with weed control and inside grass beds reseeded

### **Vehicles**

2006 Ford F-250 Super Duty Crew Cab Diesel Flat Bed Truck approx 98,000 miles

Truck comes with fully operational V-plow and 2" ball with frame receiver hitch and goosneck trailer hitch