



HARTFORD CITY, IN INDUSTRIAL FOR SALE

A new Opportunity in the heart of
Hartford City has just arrived

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Corporate Commercial Group

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FOR SALE

HARTFORD INDUSTRIAL WAREHOUSE

908 E FRANKLIN STREET
HARTFORD CITY, IN 477



LIST PRICE: \$4,950,000

Key Features

- Building Size: Approx. 96,614 SF
- Site Size: 9.8 acres
- 9 Drive in overhead doors
- 5 Docs (Doc levelers)
- Rail-served industrial warehouse
- Status: Income-producing, multi-tenant
- Listing Price: \$4,950,000
- Net Operating Income (NOI): \$524,700
- Calculated Cap Rate: ≈10.6%
- Tenants: Norfolk Southern, New Indy Container, plus two additional tenants
- Lease Terms: 10-year, 7-year



Strong opportunity for Investment

Hartford City Industrial

This ±90,000-square-foot rail-served industrial warehouse offers a rare combination of active rail service, stabilized income, and expansion-driven tenant commitment. Situated on nearly nine acres with frontage along State Road 26, the property is strategically positioned within close proximity to Interstate 69, providing efficient access to regional and interstate transportation corridors.

Building highlights

- Rail-Served Industrial Facility
- Active rail service with daily railcar deliveries
- Dedicated rail pad loading area
- Rail pad scheduled for full replacement and extension by the current tenant
- Warehouse & Building Construction
- Open-span warehouse design
- All concrete slab flooring
- Nine (9) overhead garage doors
- Five (5) dock-high loading positions
 - Four (4) equipped with dock levelers
- Dry sprinkler fire-suppression system
 - Portions of the building upgraded to fire suppression
- High-bay LED interior lighting
- Restrooms throughout
- On-site maintenance garage



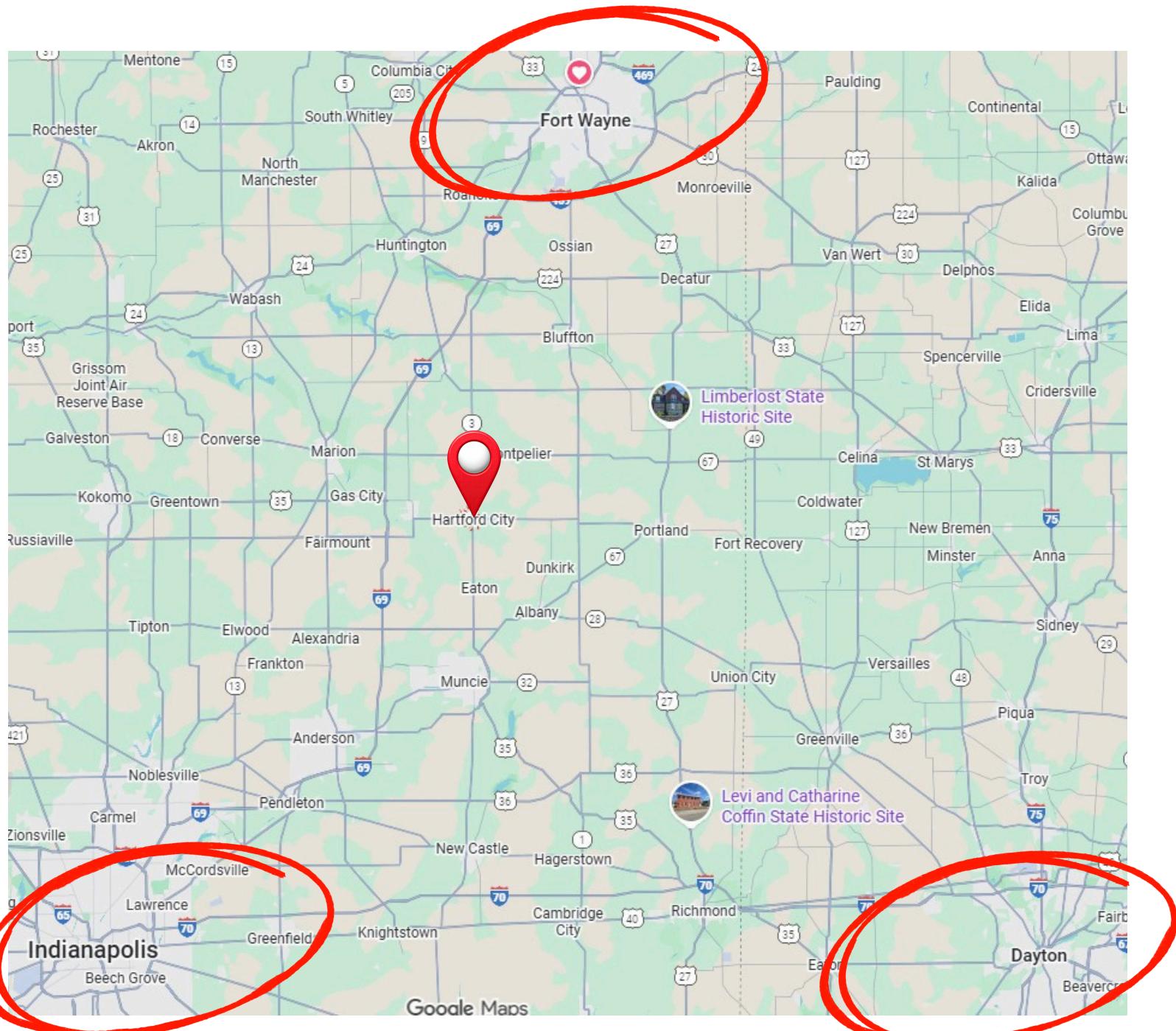
Building Details

Detail	Information
Property Name	Hartford City Industrial
Address	908 B E Franklin Street
City, State, Zip	Hartford City, IN 47348
County	Blackford
Township	Licking Township
Parcel ID 1	05-11-400-019.001-05
Annual Taxes	\$5,445.00
Price	\$4,950,000.00
Terms	Paid at closing
Site Acreage	9.8 acres
Zoning & Description	Commercial Business
Parking Count/Ratio	Large Gravel Lot
Nearest Interstate	I-69

Detail	Information
Property Type	Industrial / Warehouse
Total Building Square Footage	96,614
Year Built / Renovated	1897 / 2017
Number of Stories	1
Construction Type	Steel
Roof Type	Metal
Heating	Gas / Radiant
Air Conditioning	None
Sprinkled	Yes
Restrooms	4
Signage	Building

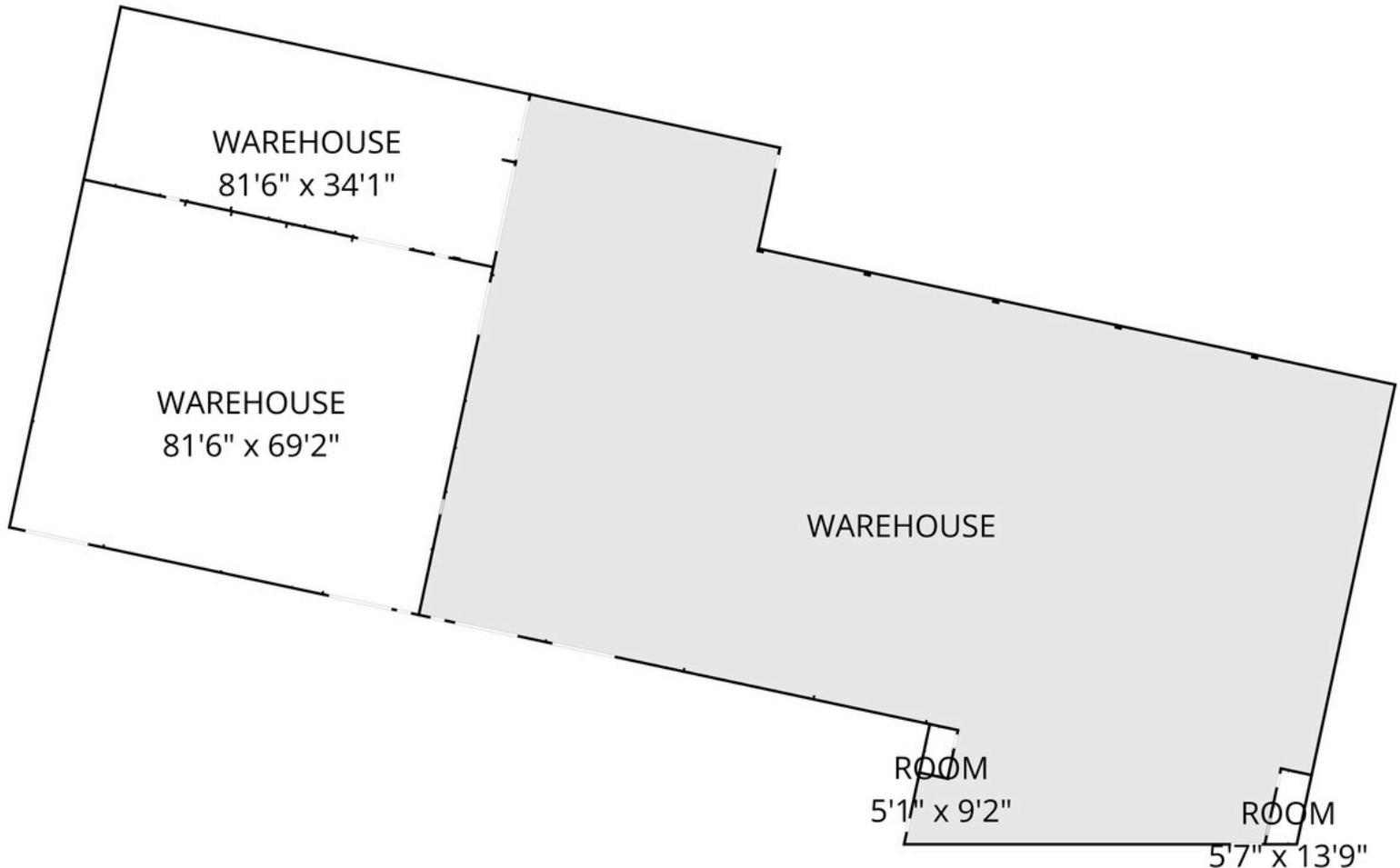


The property is currently leased to a diverse mix of industrial and logistics users, including manufacturing, rail operations, distribution, and building materials. This diversified tenant base supports stable cash flow while maintaining flexibility for future leasing and expansion opportunities.



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Section I Floor Plan

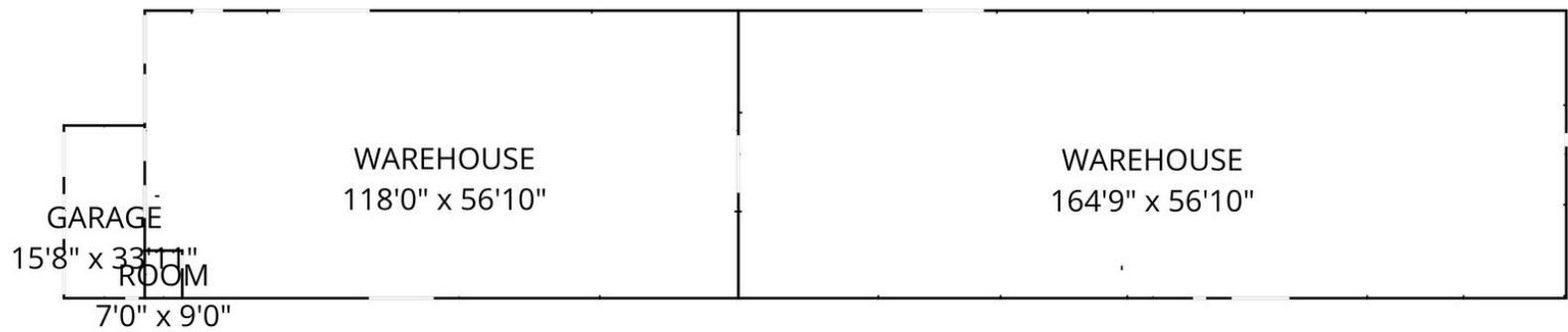


Total GLA: 66102 sq. ft | Total: 75266 sq. ft

1st floor: (Excluded areas 8427 sq. ft)
2nd floor: 16436 sq. ft (Excluded areas 563 sq. ft)
3rd floor: 49666 sq. ft (Excluded areas 174 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Section 2 Floor Plan

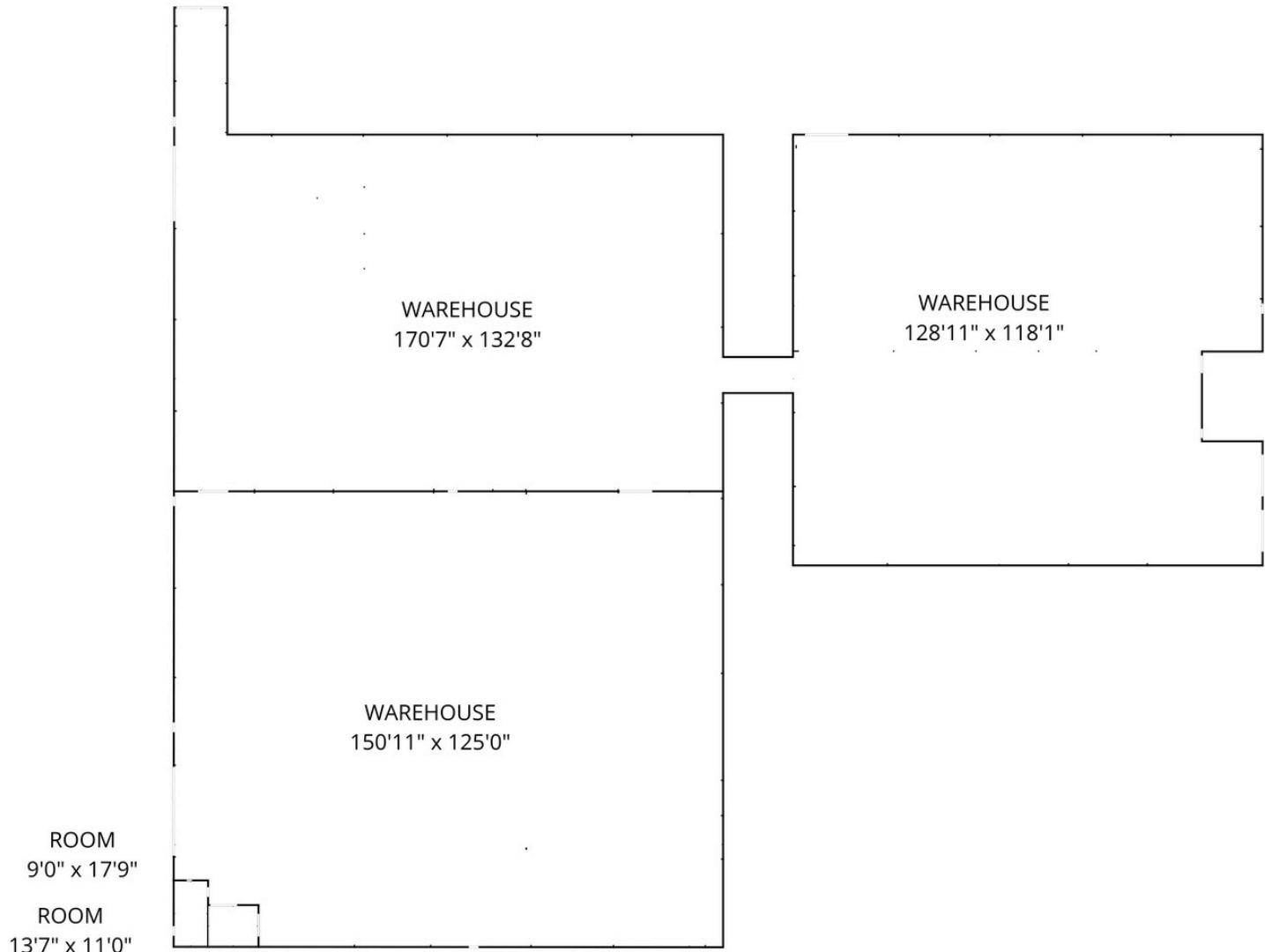


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Section 3 Floor Plan



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GIS View



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Hartford City Employers

Employer	Industry	Estimated Employees
BRC Rubber & Plastics	Rubber & Plastics Manufacturing	~250 employees
3M Company	Specialty & Industrial Manufacturing	~185 employees (Blackford Indiana)
Petoskey Plastics	Plastic Manufacturing & Recycling	~120 employees (Blackford Indiana)
New-Indy Containerboard	Containerboard Manufacturing	~115 employees (Blackford Indiana)
STANLEY Engineered Fastening (Stanley Black & Decker)	Fasteners & Mechanical Components	~105 employees (Blackford Indiana)
Blackford County Schools	Education / Public Sector	~100+ (estimated) (Hoosier Data)
Five Star Commercial Roofing	Commercial Roofing Services	~50+ (estimate from local directories) (Hoosier Data)
Tru Form Steel & Wire	Metal Manufacturing	~45 employees (Blackford Indiana)
Mayco International	Automotive Component Manufacturing	~45 employees (Blackford Indiana)
McCammon Trucking	Transportation & Logistics	~40 employees (Blackford Indiana)



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