Manning & Bean

INDUSTRIAL FOR LEASE



1230 SABINE STREET HUNTINGTON, INDIANA 46750

PROPERTY HIGHLIGHTS

- 74.400 SF located on a 6.63 acres
- Approximately 7,500 SF of finished office space
- 20' Height to the deck, 17.5' 18' clear
- Wet sprinkler system
- 7 Docks, 1 drive in door



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assum estimates for example only, and they may not represent current or future performance of the property. You and your tax advisors should conduct your own investigation of the property and transaction.

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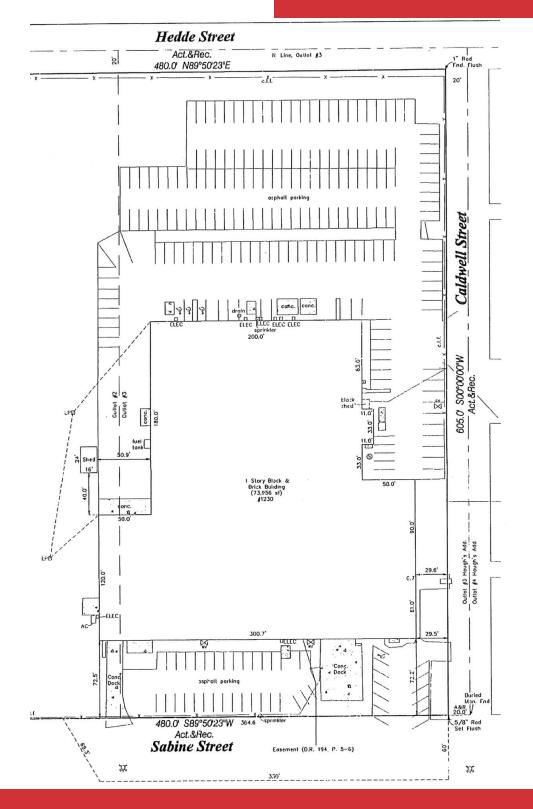


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General Property In	formation				
Name	Sabine		Parcel Number	35-05-11-300-198.500-005	
Address	1230 Sabine Street		Total Building SF	74,400 SF	
City, State, Zip	Huntington, IN 4675	50	Acreage	6.63 AC	
County	Huntington		Year Built	1965	
Township	Huntington		Zoning	I-2	
Parking	Asphalt Paving		Parking Spaces	229	
Property Features					
Construction Type	Post Frame & Pre-C	Cast Concrete	Number of Floors	1	
Roof	Rubber Membrane		Foundation	Concrete	
Floor	Concrete		Lighting	T5 Metal Halide Fixtures, LED, Fluorescent Lighting (Office)	
Bay Spacing	20'x20' & 20'x60'		Sprinklers	Wet	
Ceiling Heights	20 Deck 17.5-18 FT	Clear	Electrical	3000 amp 277/408v, 3 phase-4 wire system	
Dock Doors	7 Truck Docks		Heating	(2) 100 Ton Air Handler 2-Rez Heaters	
Overhead Doors	3 12'x12' (1 Exterior	r 2 Interior)	Central Air	Office + Warehouse	
Bus Bar	Ample		Restrooms	4	
Utilities			Major Roads		
Electric	Duke Energy		Nearest Interstate	I-69 9.7 Miles	
Gas	Nipsco		Nearest Highway	US-24 1.7 Miles	
Water/Sewer	Huntington Water V	Vorks			
Lease Information					
Available SF	74,400 SF		Lease Rate	\$3.50-\$4.00/ SF	
			Lease Type	NNN	
Expenses					
Туре	Price per SF (estima	ite)	Responsible Party (Landlord/Tenant)		
Taxes/Insurance	\$0.20		Tenant		
CAM		Tenant pays direct			
Maint./Repairs			Tenant		
Roof /Structure	of /Structure		Landlord		
Utilities			Tenant pays direct		
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25 MILES	50 MILES	100 MILES
356,589	1,200,708	6,117,382
38.8	39.0	39.0
37.4	37.5	37.6
40.2	40.5	40.2
25 MILES	50 MILES	100 MILES
158,871	527,753	2,668,380
2.2	2.3	2.3
\$61,652	\$62,772	\$69,426
	356,589 38.8 37.4 40.2 25 MILES 158,871 2.2	356,589 1,200,708 38.8 39.0 37.4 37.5 40.2 40.5 25 MILES 50 MILES 158,871 527,753 2.2 2.3

* Demographic data derived from 2020 ACS - US Census

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