

Riverfork Industrial

2051 Riverfork Drive
Huntington, IN 46750



INDUSTRIAL

FOR SALE OR FOR LEASE

Large Industrial Manufacturing & Warehouse Space

Riverfork Industrial is a 63,000 SF industrial facility with 3,000 SF of office space and 60,000 SF of manufacturing/warehouse space with the ability for expansion of 56,000 SF on the front and 33,000 SF at the rear of the building. The office includes private offices, an open cubicle area, and conference rooms. The warehouse is for manufacturing and is equipped with two electrical services in the building, one at 3,000 amps and the other at 1,200 amps, supplying 480/277 volts of three-phase power. The eave height is 11' 6", and the center of the building is 21' 1".

The warehouse features six 8' x 10' dock doors and one 10' x 12' overhead door. Four docks have a rolling load capacity of 12,500 pounds, and the other two have a rolling load capacity of 20,000 pounds.

The building is on a 10-acre lot with 76 paved parking spaces. Trailer parking is available at the north end of the property, which is gravel. The entire building is equipped with a sprinkler system and is fully air-conditioned. The roof, which was installed in 2017, comes with a 20-year warranty.

Property Highlights

- ▶ Building expandable by 56,000 SF (front) or 33,000 SF (rear)
- ▶ **FOR SALE: \$3,200,000**
- ▶ **FOR LEASE: \$4.50/SF/YR NNN**

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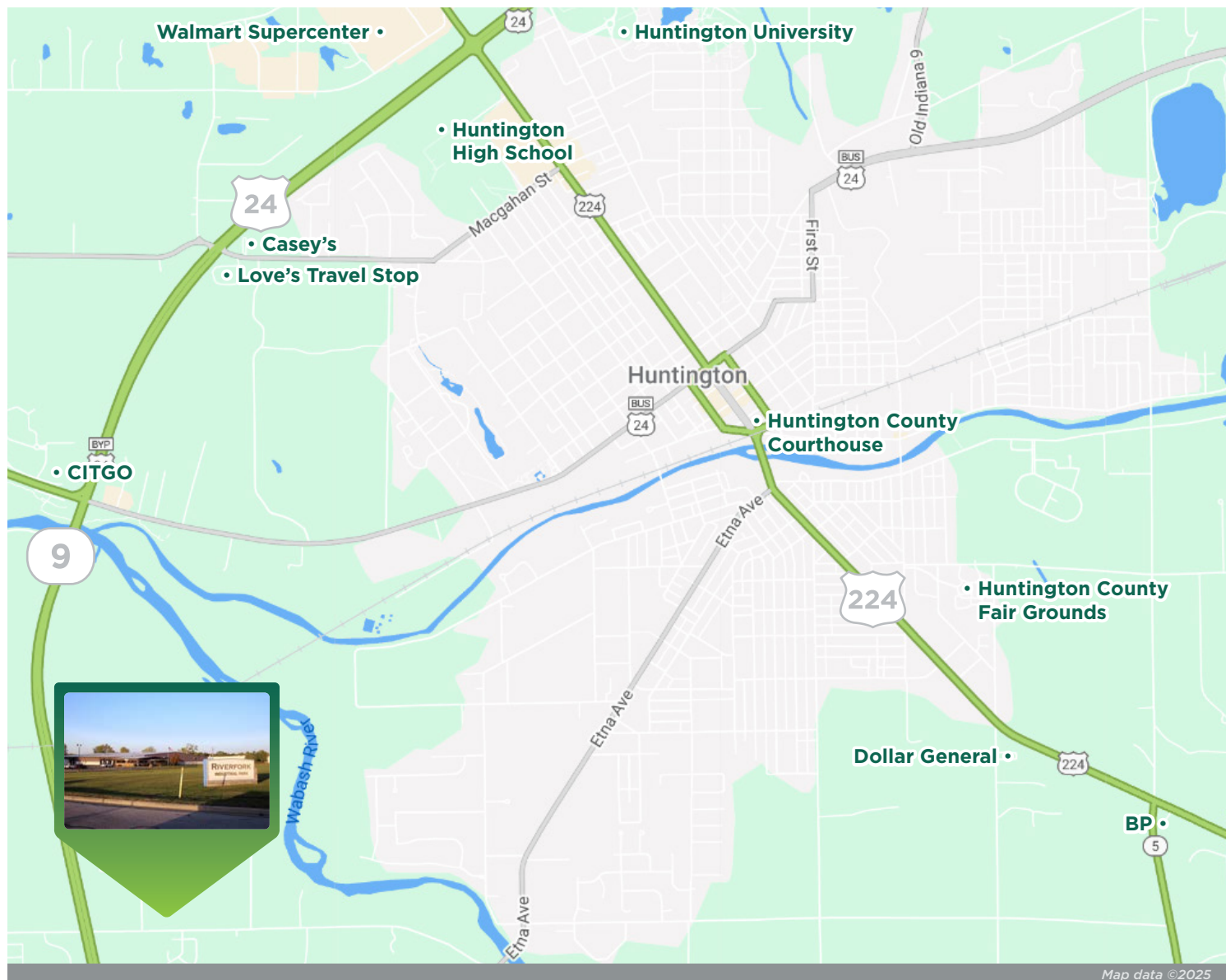
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Map data ©2025

Excellent Location

This industrial property is located in the Riverfork Industrial Park on the southwest side of Huntington, just off SR 9 at the corner of Riverfork Drive and CR 200 N. It is surrounded by other industrial uses, but is only minutes away from shopping, restaurants, and hotels. The property is approximately 10 miles from I-69 via US 224.

Neighboring businesses include Incipio Devices, Teijin Automotive Technologies, Transwheel Corporation, Bendix Commercial Vehicle Systems, LKQ Auto Parts, Assured Quality Testing Services, Huntington Sheet Metal, Borchers Sheet Metal, Transmetco, Metal Source, Indiana Box, and Holman.

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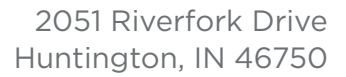
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Building plan may not be to scale.
Contact broker for detailed plan.



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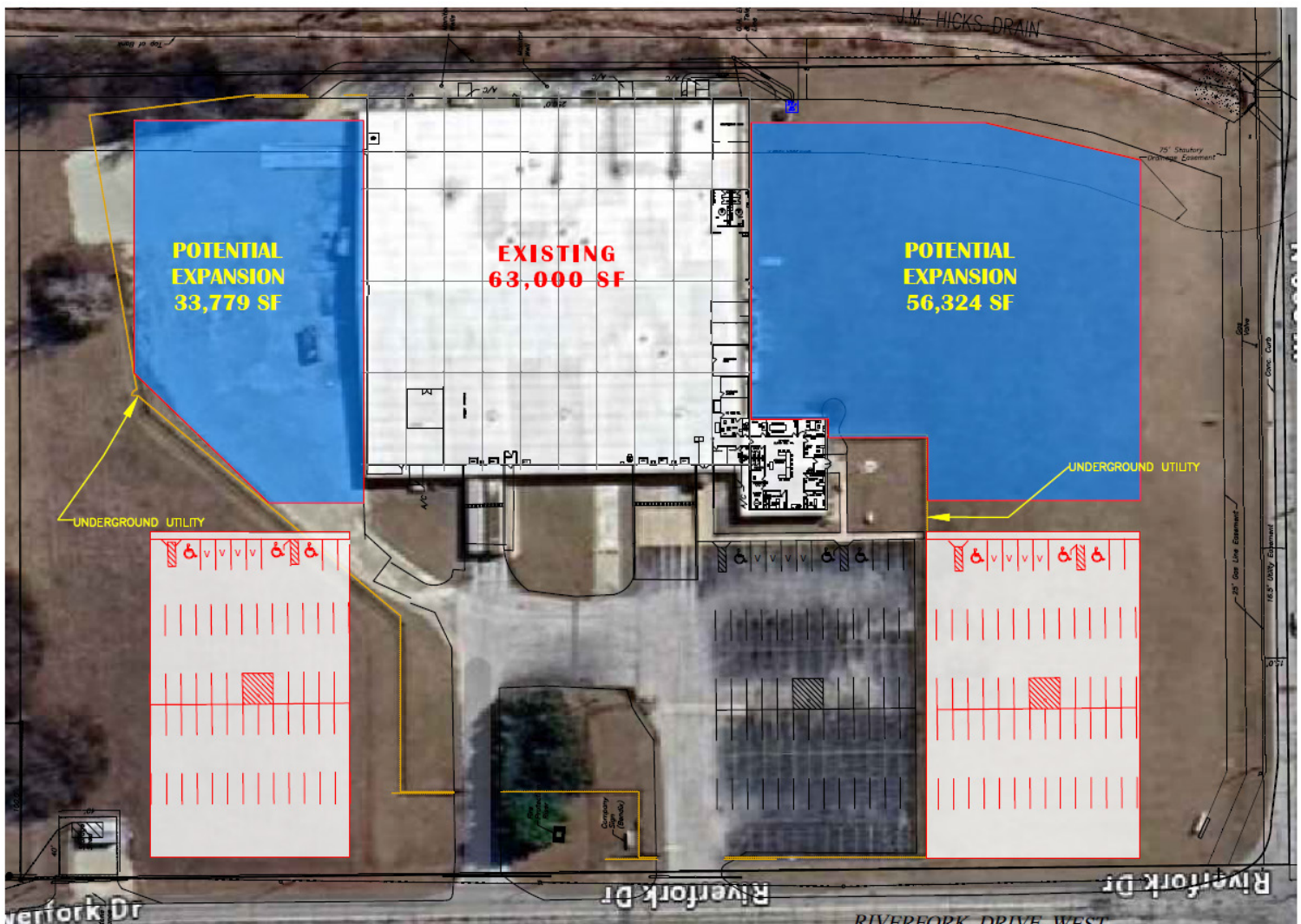


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Potential Expansion

56,000 SF (front) or 33,000 SF (rear)



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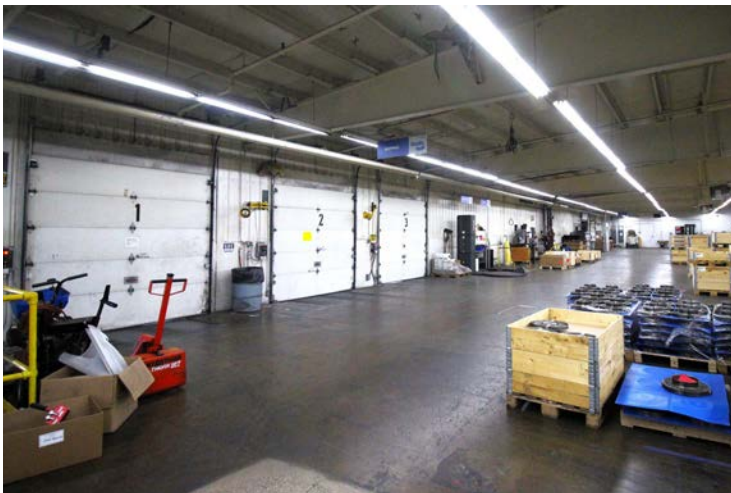
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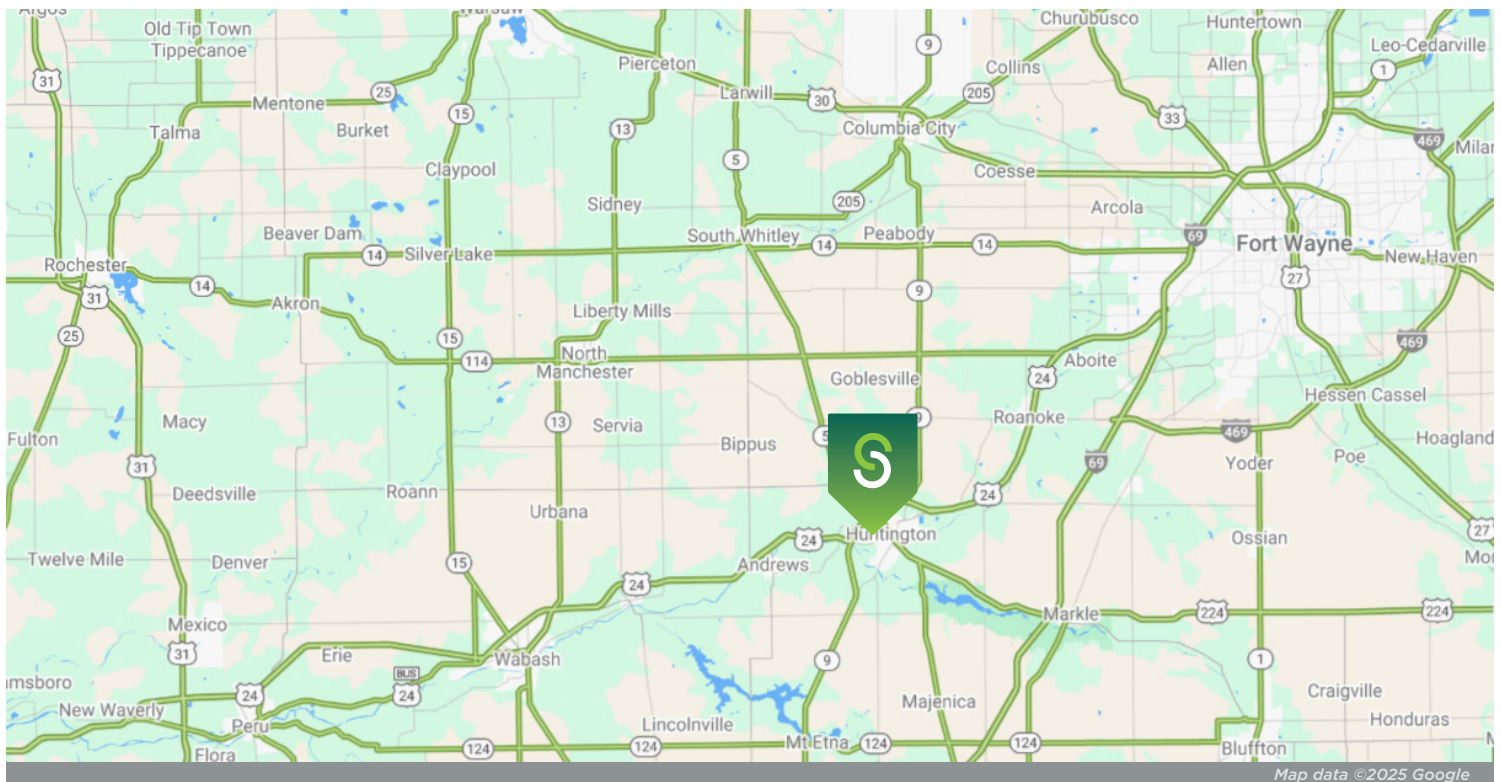
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PROPERTY INFORMATION

Address	2051 Riverfork Drive
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel Number	35-05-21-300-311.300-005
2024 Tax/Payable 2025	\$27,792.000



SALE INFORMATION

Price	\$3,200,000
Terms	Cash at closing
Available	Immediately

LEASE INFORMATION

Lease Rate & Type	\$4.50/SF/Yr NNN
Terms	5 Yr Minimum
Availability	Immediately

SITE DATA

Site Acreage	10 AC
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 10 miles
Parking Description	Paved and gravel
Parking Count	76 spaces
Cross Streets	Riverfork Dr / CR W 200 N
Topography	Level

UTILITIES

Electric Provider	Duke Energy
Natural Gas Provider	Vectren Energy
Water & Sewer Provider	City of Huntington
High Speed Data	Available

ADDITIONAL INFORMATION

- 100% air-conditioned building
- New roof in 2017 with 20-year warranty
- Heavy three-phase power

BUILDING INFORMATION

Property Type	Industrial
Total Area SF	63,000 SF • Office - 3,000 SF • Warehouse - 60,000 SF
Vacant SF	100%
Year Built	1973
Year Renovated	2017
# of Stories	1
Construction Type	Steel Frame
Roof	Standing Seam - Metal
Floor	Concrete
Heating	Natural gas
A/C	Central - 100%
Sprinkler	Yes - Entire building
Lighting	LED
Security	Yes
Restrooms	4
Ceiling Height	11' 6" up to 21' 1"
Bay Space	25' x 60'
Electric Service	3000 amp/1200 amp
Overhead Door	1 - 10' x 12'
Docks	6 total • Docks 1, 2, 3, & 5: 12,500 lbs rolling load • Dock 4 and new dock: 20,000 lbs rolling load
Exterior Finish	Brick & Metal

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



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Senior Broker



Neal Bowman, SIOR
Senior Broker



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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.