

SALE



INDUSTRIAL

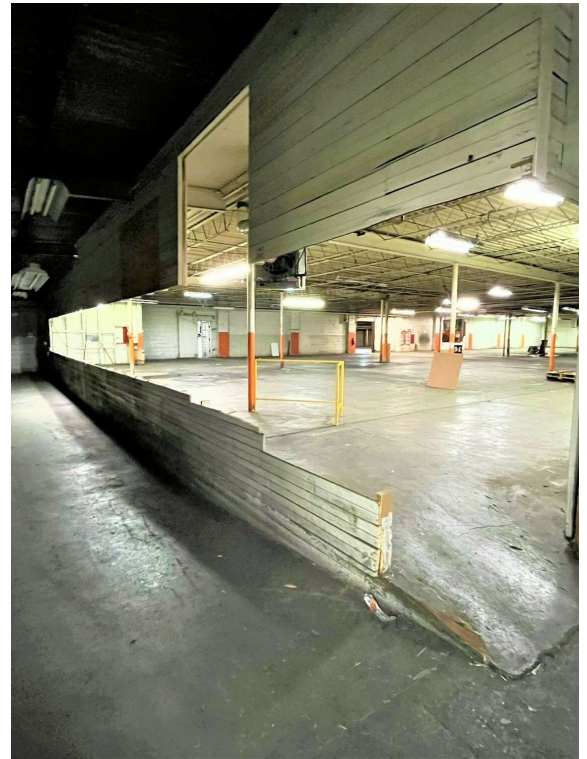
INVESTMENT OPPORTUNITY



245 ERIE ST., HUNTINGTON, IN 46750

### PROPERTY HIGHLIGHTS

- Offering office, industrial, and warehouse space all in one location!
- Suitable for owner-occupiers or as an investment property
- Potential for logistics and warehouse use
- Gated lot offers privacy
- Excellent visibility on a corner lot
- 2,500 SF of dedicated office space
- Featuring outdoor storage space, and convenient loading access with an enclosed dock
- Situated on 2.77 acres with more than 1,000 feet of combined road frontage
- Minutes from major highways US-24, US-224, and I-69



SALE PRICE

\$475,000

Lot Size: 2.77 Acres

Building Size: 53,154 SF

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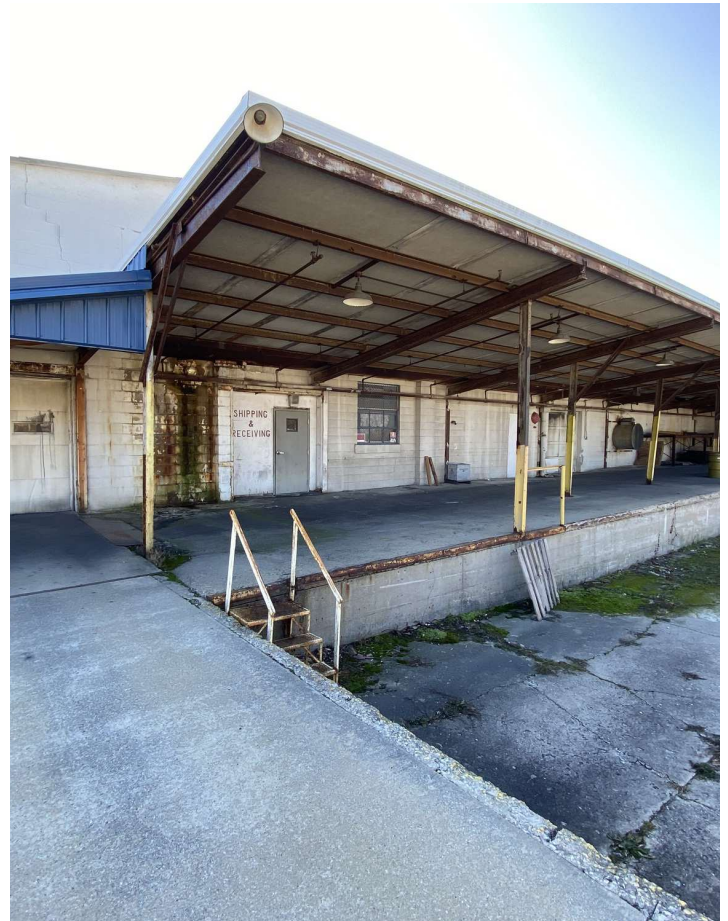
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## PROPERTY OVERVIEW

Nestled within Huntington County, this industrial/warehouse asset boasts 53,154 square feet of versatile space, including 2,500 square feet of dedicated office space, presenting an ideal opportunity for both owner-users and savvy investors. A privacy fence surrounding the property offers seclusion and peace of mind, while its prime corner location ensures maximum visibility and accessibility. The property's value is further accentuated by its outdoor storage and parking space, catering to various industrial needs. Equipped with a sprinkler system, safety is paramount within its walls, while the added benefit of an enclosed dock enhances operational efficiency. In essence, this property encapsulates the epitome of industrial functionality and potential, poised to accommodate diverse ventures with seamless ease.



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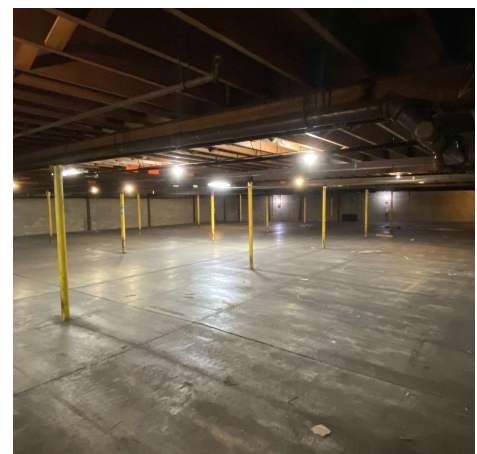
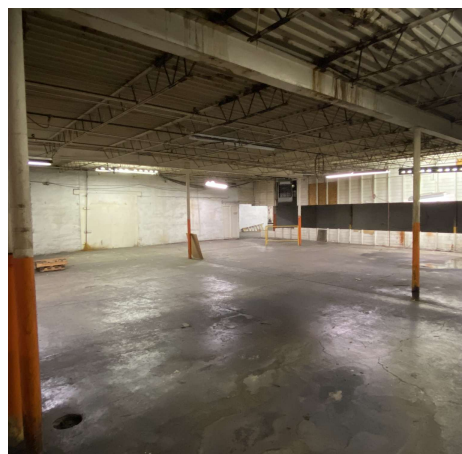
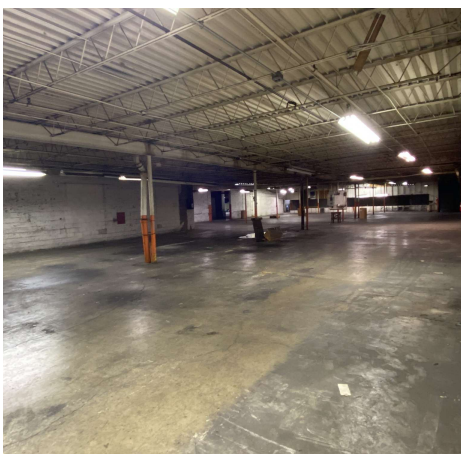
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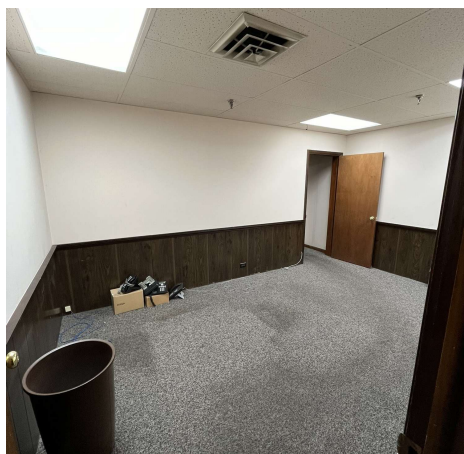
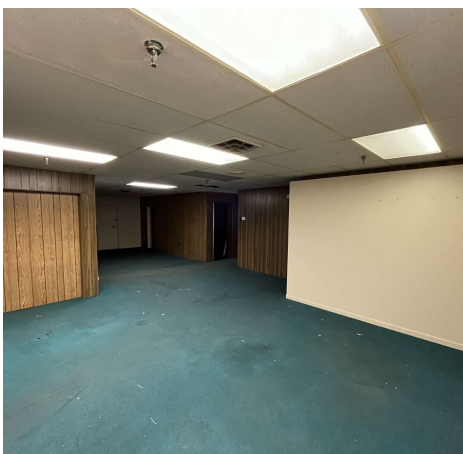
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## 245 ERIE ST., HUNTINGTON, IN 46750

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### LOCATION INFORMATION

Building Name	Investment Opportunity
Street Address	245 Erie St.
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington

### BUILDING INFORMATION

Building Size	53,154 SF
Office SF	2,500 SF
Warehouse SF	50,654 SF
Number of Buildings	1
Number of Floors	2
Tenancy	Single
Ceiling Height (Max)	16 ft
Ceiling Height (Min)	9 ft 6 in
Bay Spacing	16 ft
Number of Grade-Level Doors	6
Size of GL Doors	3 ft x 7 ft
Year Built	1949
Year Last Renovated	1996
Column Space	16 ft
Construction Status	Existing
Framing	Concrete & wood
Condition	Fair
Roof	Rubber
Lighting	Fluorescent/Incandescent

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-2 Industrial
Lot Size	2.77 Acres
APN(s) #	35-05-14-200-343.700-005 35-05-14-200-343.600-005 35-05-14-200-343.800-005
Lot Frontage	1,000 ft total
Corner Property	Yes

### PARKING

Parking Type	Surface Lot
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### UTILITIES & AMENITIES

Freight Elevator	Yes
Number of Elevators	1
Restrooms	2
Sprinkler System	Yes
Fenced Yard	Yes
Signage	Yes
Gas Supplier	NIPSCO
Electricity Supplier	AEP
Power Type	300 Amp, 3-Phase
Water/Sewer Supplier	Municipal

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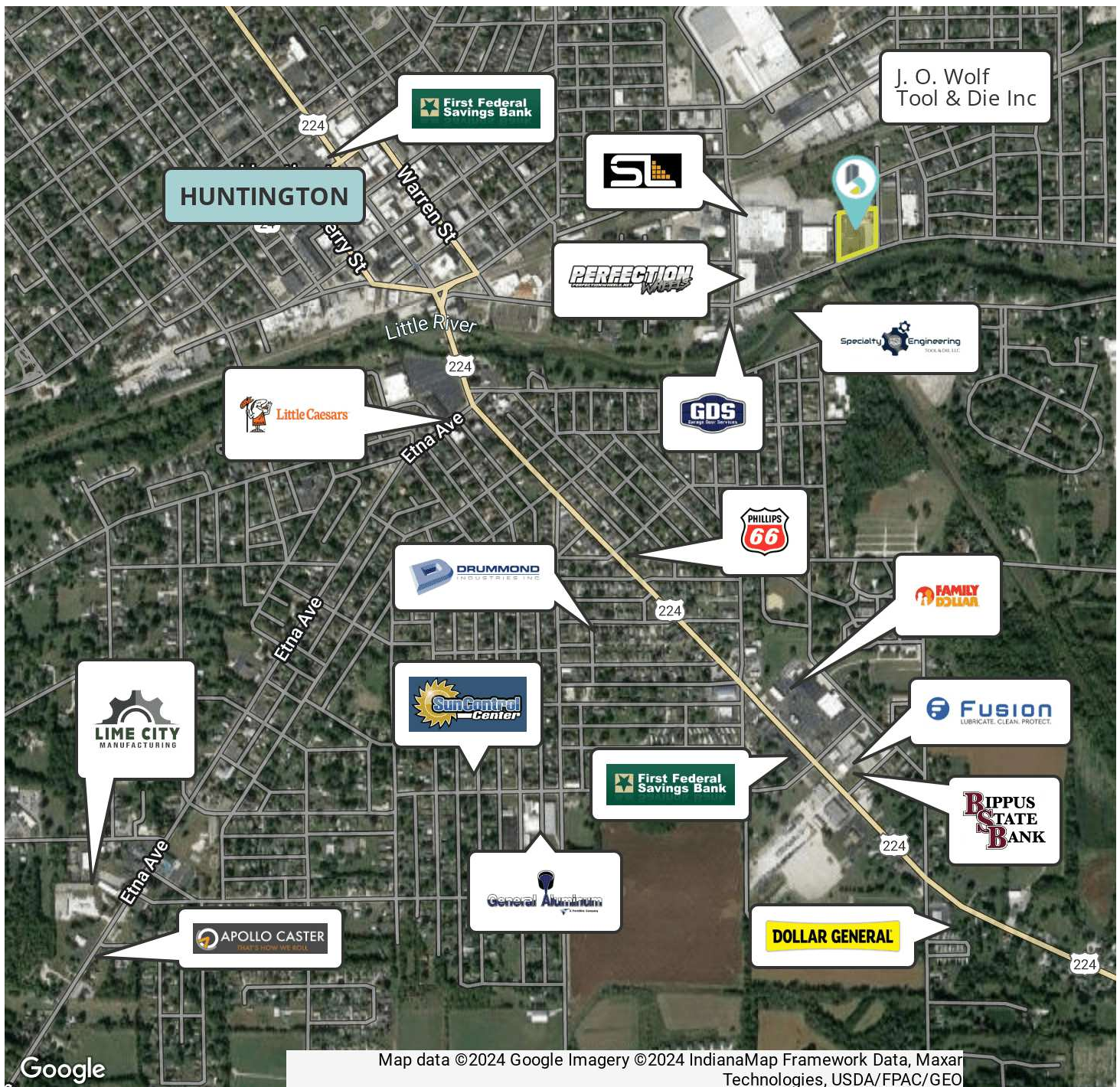
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,029	17,817	21,732
Average Age	36.5	39.2	39.9

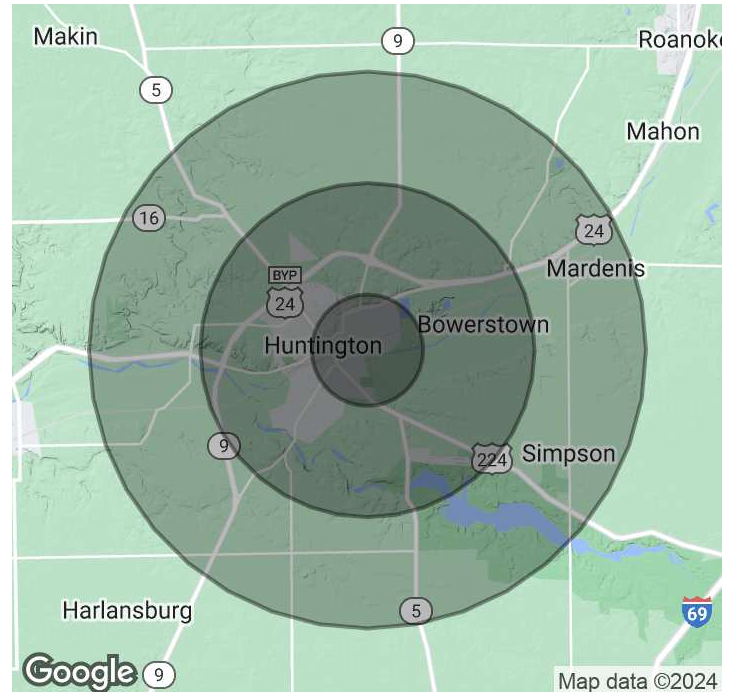
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,461	7,972	9,588
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$42,466	\$49,981	\$53,483
Average House Value	\$74,926	\$98,304	\$106,921

### TRAFFIC COUNTS

US 224	9,004 VPD
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\* Demographic data derived from 2020 ACS - US Census



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