

Riverfork Industrial

2051 Riverfork Dr
Huntington, IN 46750



INDUSTRIAL

FOR SALE

Industrial Manufacturing and Warehouse Space

Riverfork Industrial is a 63,000 SF industrial facility with 3,000 SF office space and 60,000 SF manufacturing and warehouse space. The office includes private offices, an open cubical 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 entire building is fully air-conditioned. The warehouse features six dock doors (8' x 10') and one overhead door (10' x 12'). 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 the roof, installed in 2017, comes with a 20-year warranty.

Property Highlights

► Zoned IN2, Industrial

► **FOR SALE: \$3,400,000**

JOHN CAFFRAY

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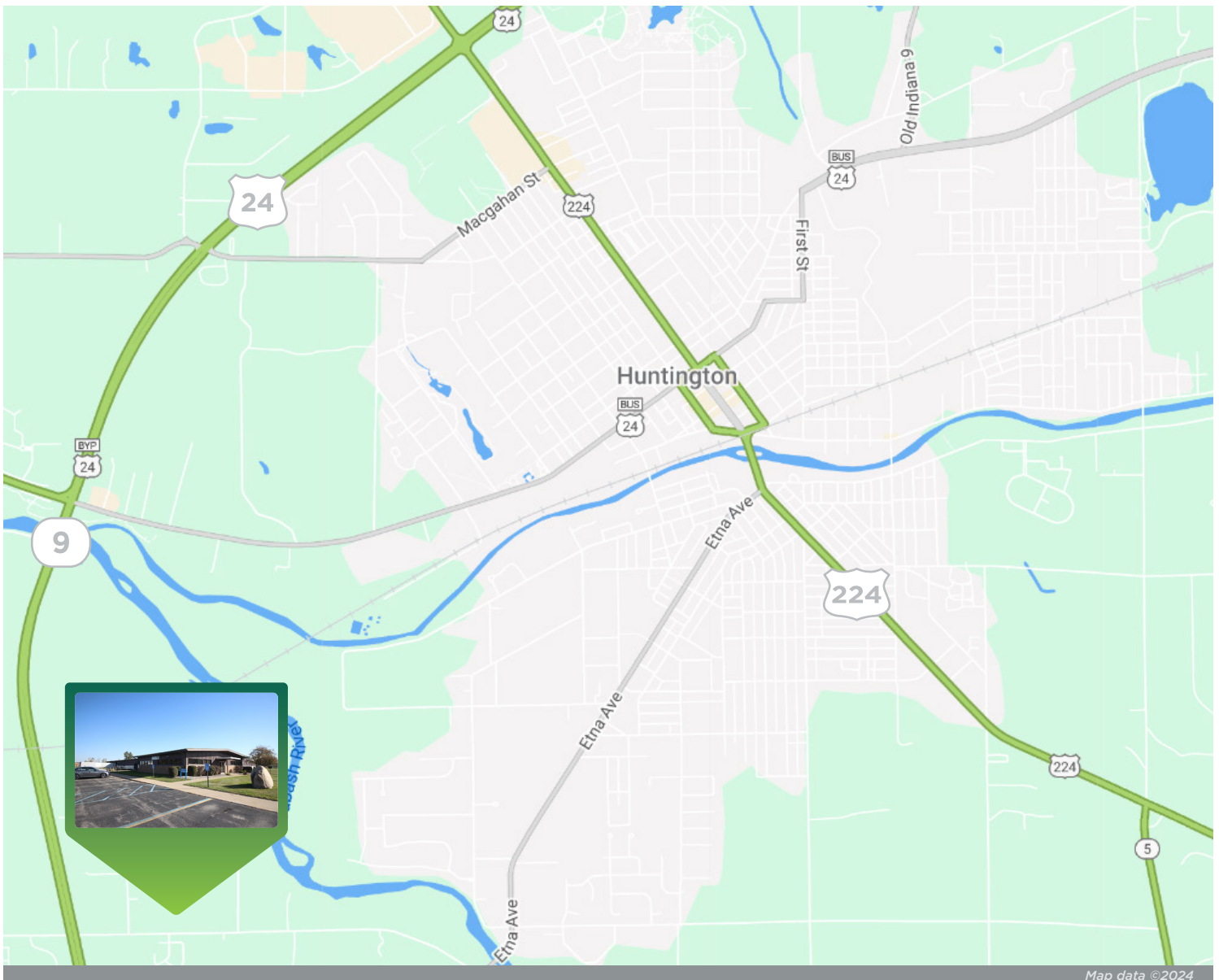
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Map data ©2024

Excellent Location

This industrial property is located in the Riverfork Industrial Park on the southwest side of Huntington, just off SR 9 and US 24. 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 and sits at the corner of Riverfork Drive and CR 200 N. Neighboring businesses include Incipio Devices, Teijin Automotive Technologies, Transwheel Corporation, Bendix Commercial Vehicle Systems, LKQ Auto Parts, Assured Quality Testing Services, Huntington Sheetmetal, Borchers Sheet Metal, Transmetco, Metal Source, Indiana Box, and Holman.

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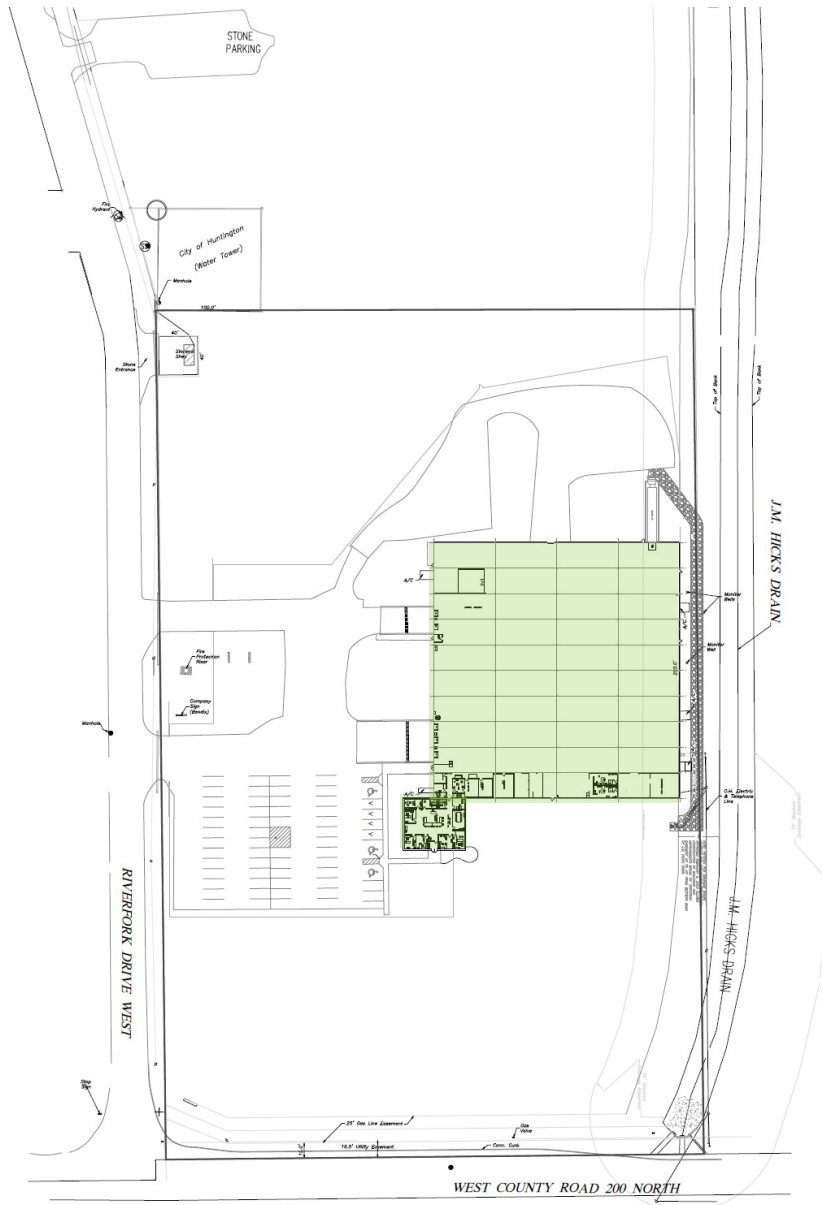
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Building Layout



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

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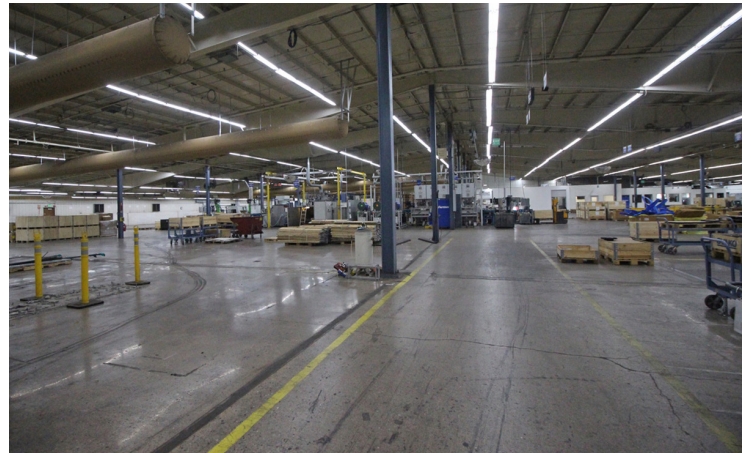
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PROPERTY INFORMATION

Address	2051 Riverfork Dr
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel Number	35-05-21-300-311.300-005
2023 Tax/Payable 2024	\$27,792.00



SALE INFORMATION

Price	\$3,400,000
Terms	Cash at closing
Available	January 1, 2025

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 / 200 N
Topography	Level
Rail Service	No

UTILITIES

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

BUILDING INFORMATION

Property Type	Industrial
Total Area SF	63,000 SF <ul style="list-style-type: none"> 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 (see additional information)
Exterior Finish	Brick and Metal

ADDITIONAL INFORMATION

- Docks 1, 2, 3 & 5 - 12,500 pounds rolling load; Dock 4 and new dock - 20,000 pounds rolling load; 8' x 10'
- 100% air-conditioned building
- New roof in 2017 - 20-year warranty
- Heavy three-phase power

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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.



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260 425 2096

NexusFW.com

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260 483 1608

TI-Source.com

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260 426 9800

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