



Huntington Standalone Office

328 Northpoint Avenue
Huntington, IN 46750



2,149 SF Office For Sale or Lease

Standalone office building for sale or lease in Huntington, Indiana. This 2,149 SF building offers four private offices, a conference room, a kitchenette, and a large reception area.

The property sits on 0.32 acres and is zoned BP - Business Park. The building would be perfect for a financial advisory, insurance firm, accounting firm, or other office use. The parking lot is shared with two other buildings and has 35 spaces.

Property Highlights

- ▶ Office building for sale or lease
- ▶ Located in quiet office park
- ▶ **FOR SALE: \$299,000**
- ▶ Easy access to US 24
- ▶ **FOR LEASE: \$14.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

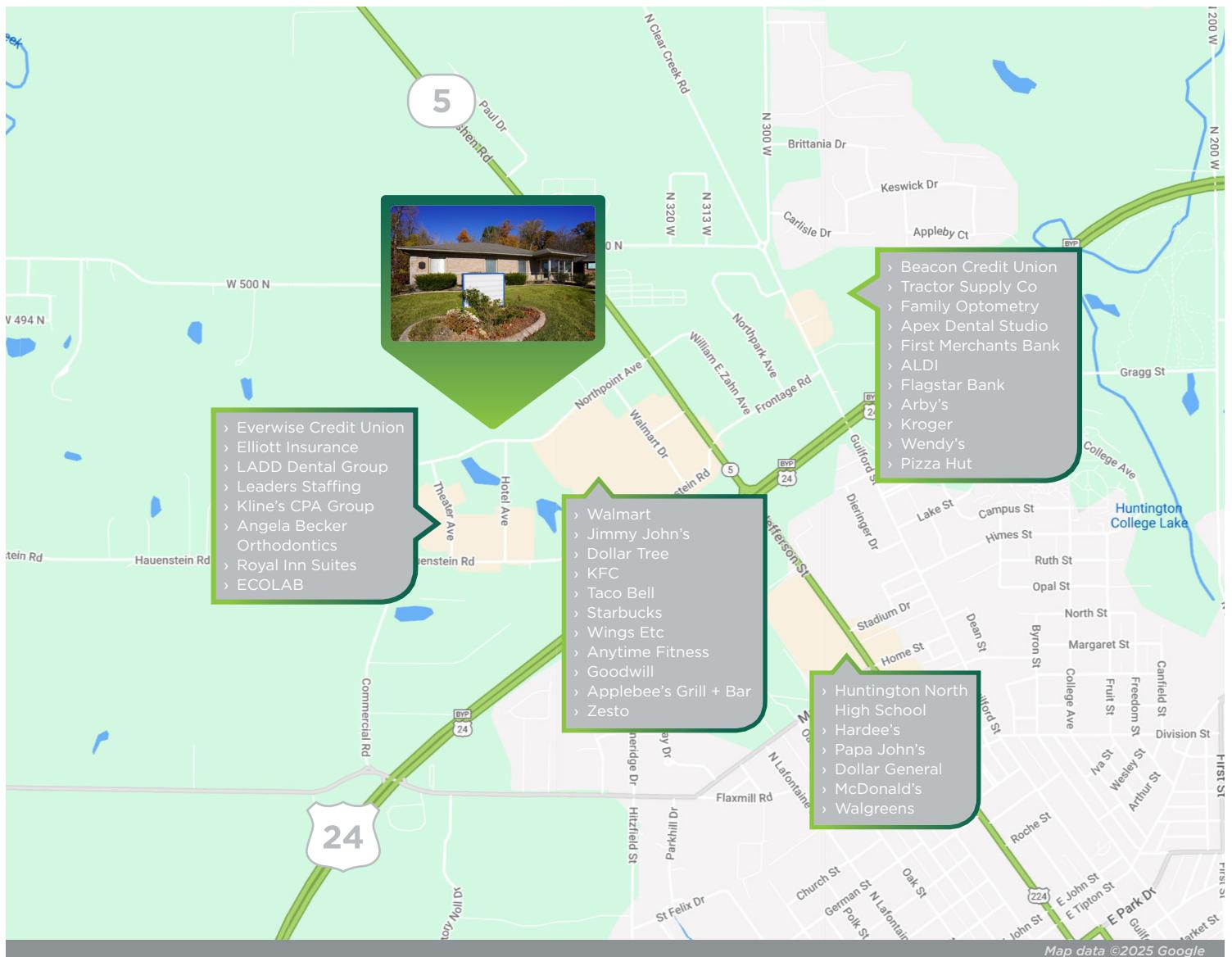
IAN SMITH

Brokerage Associate
260 424 8448
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Excellent Location

This office is located on the northwestern side of Huntington, right off State Road 5 and US 24. It is surrounded by many office and medical users, most notably Elliott Insurance and LADD Dental Group, both right next door to this property. Also nearby is a major retail area of Huntington, which includes Walmart, Dollar Tree, and several restaurants, retailers, banks, and other businesses.

Huntington is the largest city in and the county seat of Huntington County. It is also part of Fort Wayne's metropolitan area, about 25 miles southwest.

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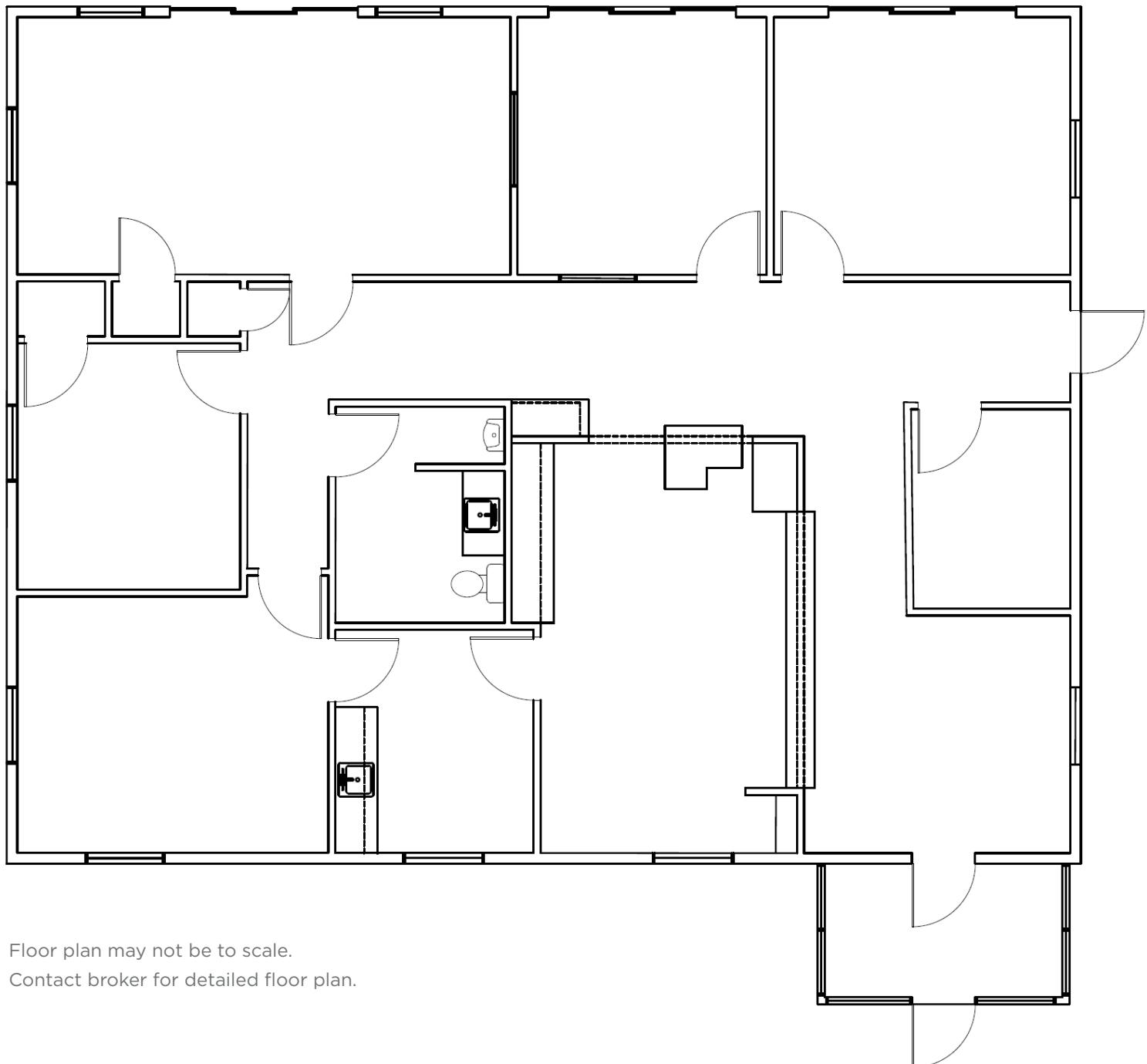
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Available - 2,149 RSF



Floor plan may not be to scale.

Contact broker for detailed floor plan.

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Additional Images



Private office



Conference room



Reception area



Rear outdoor porch



Private office



Kitchenette

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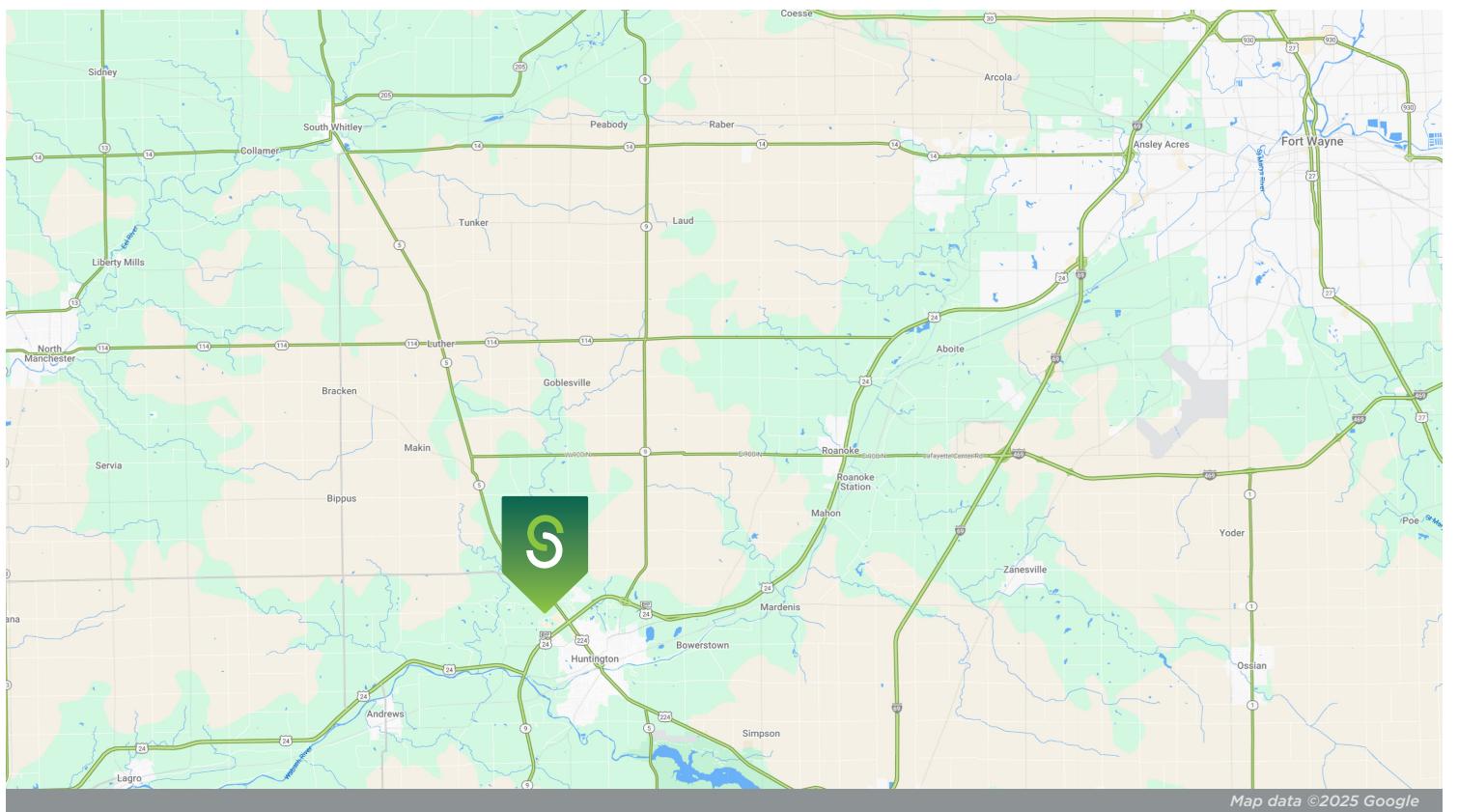
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PROPERTY INFORMATION

| | |
|-----------------------|--------------------------|
| Address | 328 Northpoint Avenue |
| City, State, Zip | Huntington, IN 46750 |
| County | Huntington |
| Township | Huntington |
| Parcel Number | 35-05-09-200-780.020-005 |
| 2024 Tax/Payable 2025 | \$6,906.00 |

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SALE INFORMATION

| | |
|-------|---------------|
| Price | \$299,000 |
| Terms | Cash at close |

LEASE INFORMATION

| | |
|-------------------|-------------------|
| Lease Rate & Type | \$14.00/SF/Yr NNN |
| Terms | 3-5 years |
| Availability | Immediate |

AVAILABLE UNITS

| | | |
|---------------------|-----------|--------------|
| Total Building Area | 2,149 SF | |
| Total Available | 2,149 RSF | |
| Max Contiguous | 2,149 RSF | |
| Units Available | RSF | Monthly Rate |
| • 328 | 2,149 | \$2,507.17 |

UTILITIES

| | | |
|------------------------|--------------------|--|
| Electric Provider | Heartland REMC | |
| Natural Gas Provider | Vectren | |
| Water & Sewer Provider | City of Huntington | |

SITE DATA

| | | |
|----------------------|--------------------|--|
| Site Acreage | 0.32 AC | |
| Zoning & Description | BP - Business Park | |
| Nearest Interstate | I-69, 10.5 miles | |

RESPONSIBLE PARTIES

| | |
|-----------------------|----------|
| Utilities | Tenant |
| Lawn & Snow | Tenant |
| Property Taxes | Tenant |
| Property Insurance | Tenant |
| Maintenance & Repairs | Tenant |
| Common Area | Tenant |
| Roof & Structure | Landlord |
| Janitorial | Tenant |

BUILDING INFORMATION

| | |
|-------------------|-----------------------|
| Property Type | Office |
| Year Built | 2002 |
| # of Stories | 1 |
| Construction Type | Wood frame/brick wrap |
| Roof | Shingle |
| Heating | Split |
| A/C | Split |
| Signage | Monument |

ADDITIONAL INFORMATION

- 2,000 SF office for sale or lease
- Located near SR 5 and US 24 in Huntington, IN
- Surrounded by many national businesses

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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.

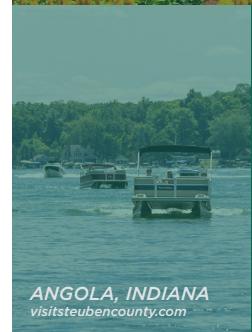
Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

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.



#13

Top States for Doing Business

(CNBC, 2023)

7.5
Million
Annual
Visitors

\$2B
in Capital
Investment

BROKERAGE TEAM



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Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



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

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



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.