

BND

COMMERCIAL

INDUSTRIAL > FOR SALE
130,162 SF
HUNTINGTON, INDIANA

Price Reduced!

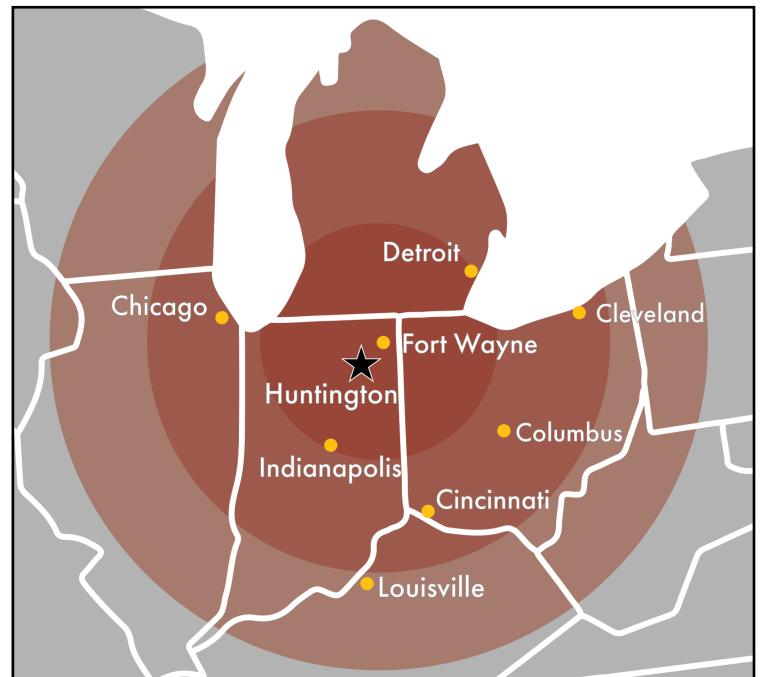


HIGHLIGHTS:

Building Size:
28,924 SF - 1345 Henry Street
21,600 SF - 1300 Salamonie Avenue
8,000 SF - 840 Gardendale Avenue
71,638 SF - 1377 Henry Street
130,162 SF - Total Combined

- Located on 7.98 Acres of Land
- Current I-1 Zoning
- 8.4 miles to I-69 Interchange

Sale Price: **\$2,500,000**
(Previously \$3,150,000)



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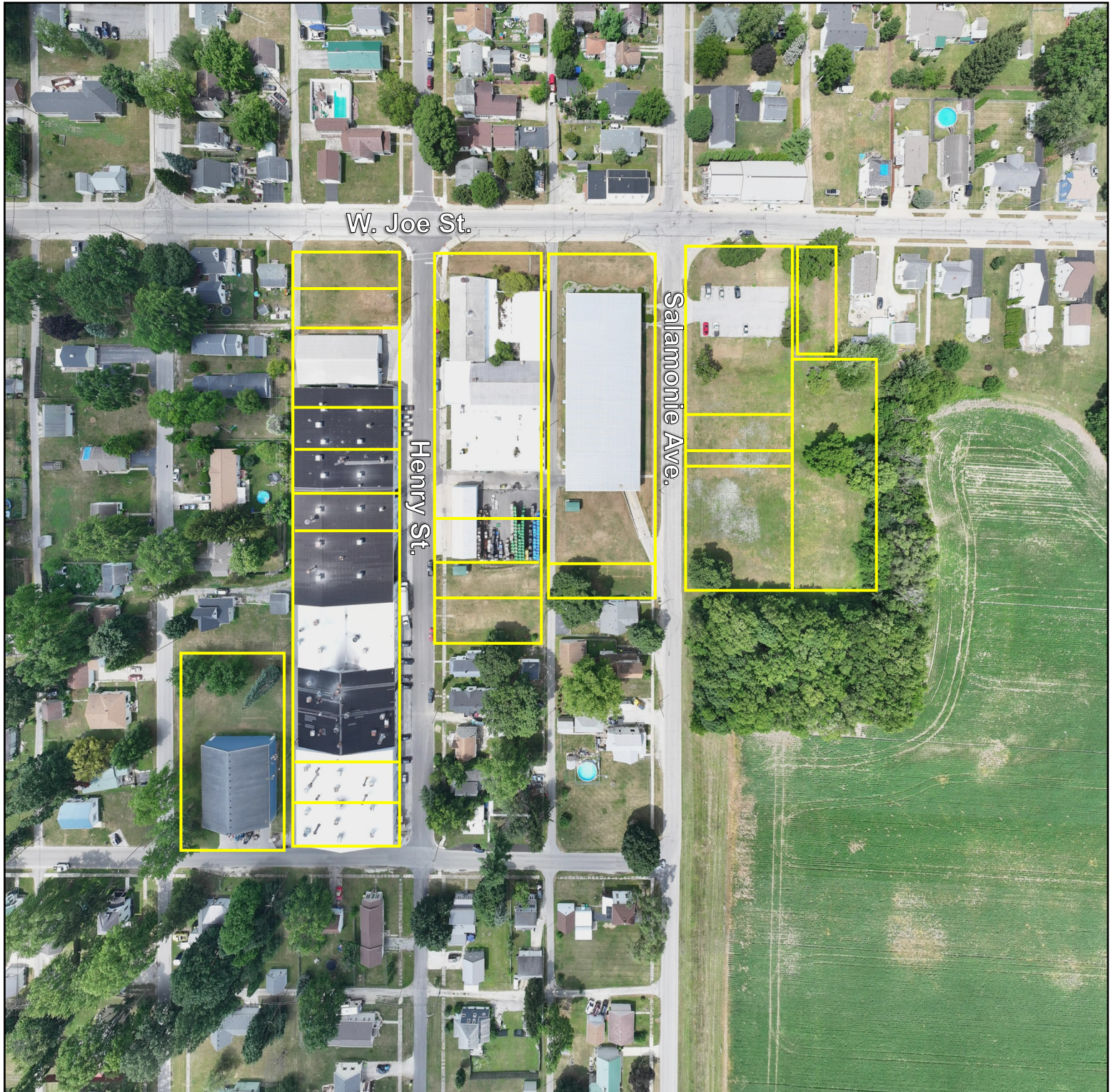
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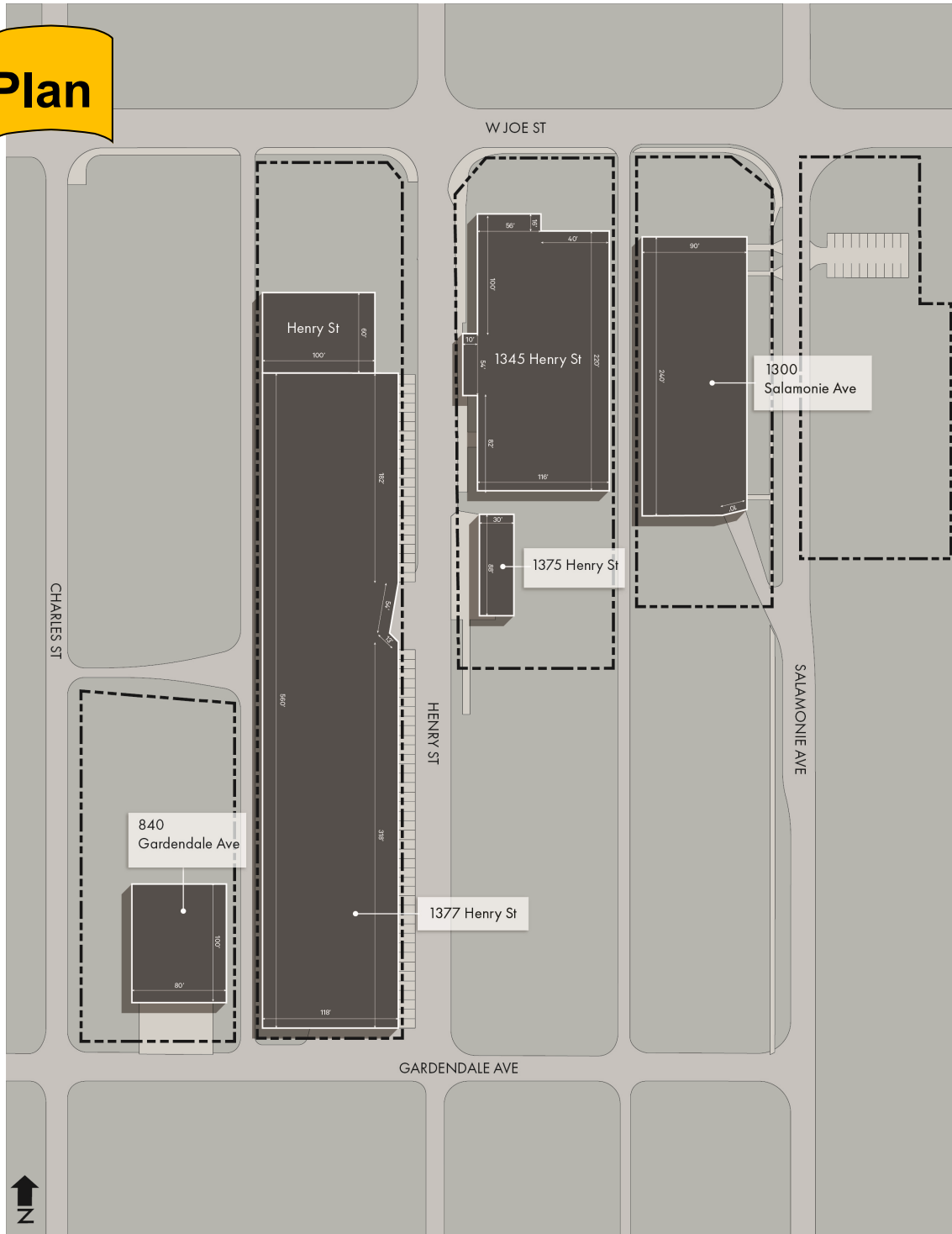
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Site Plan



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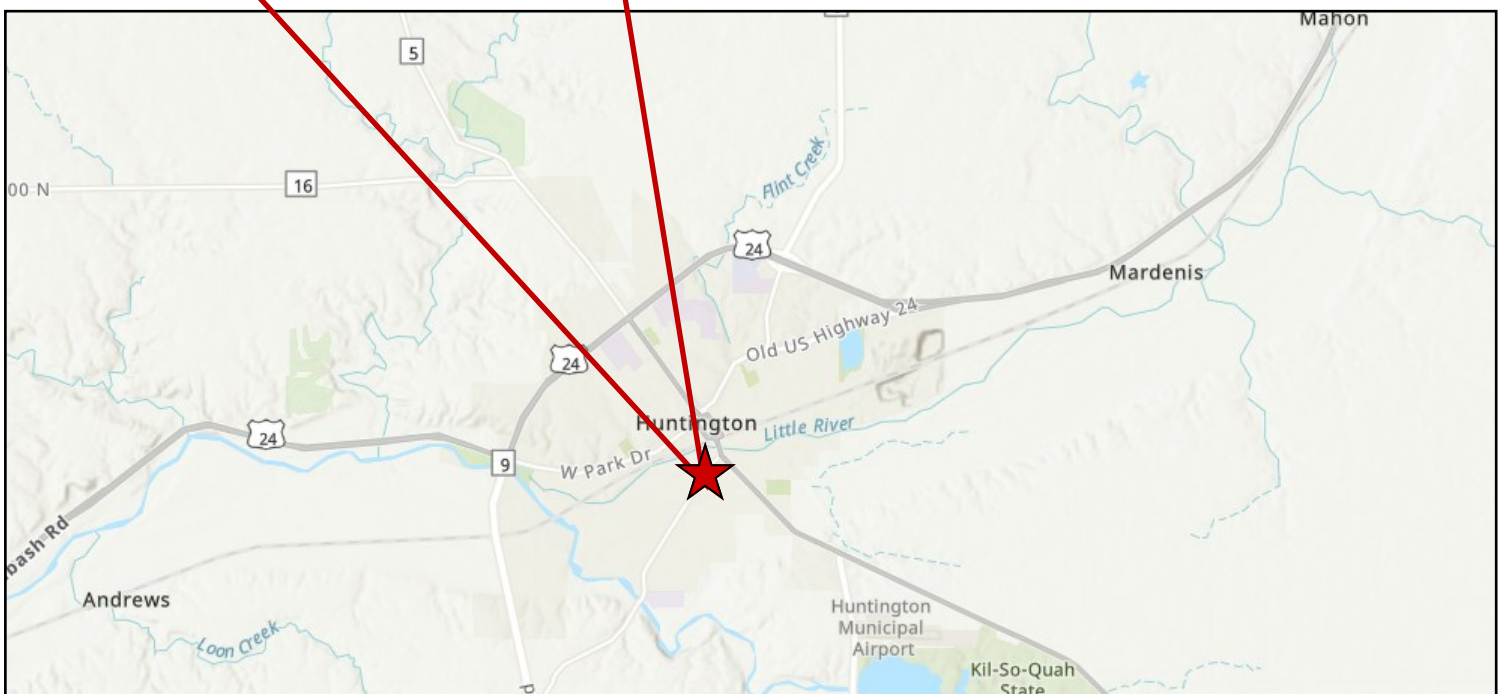
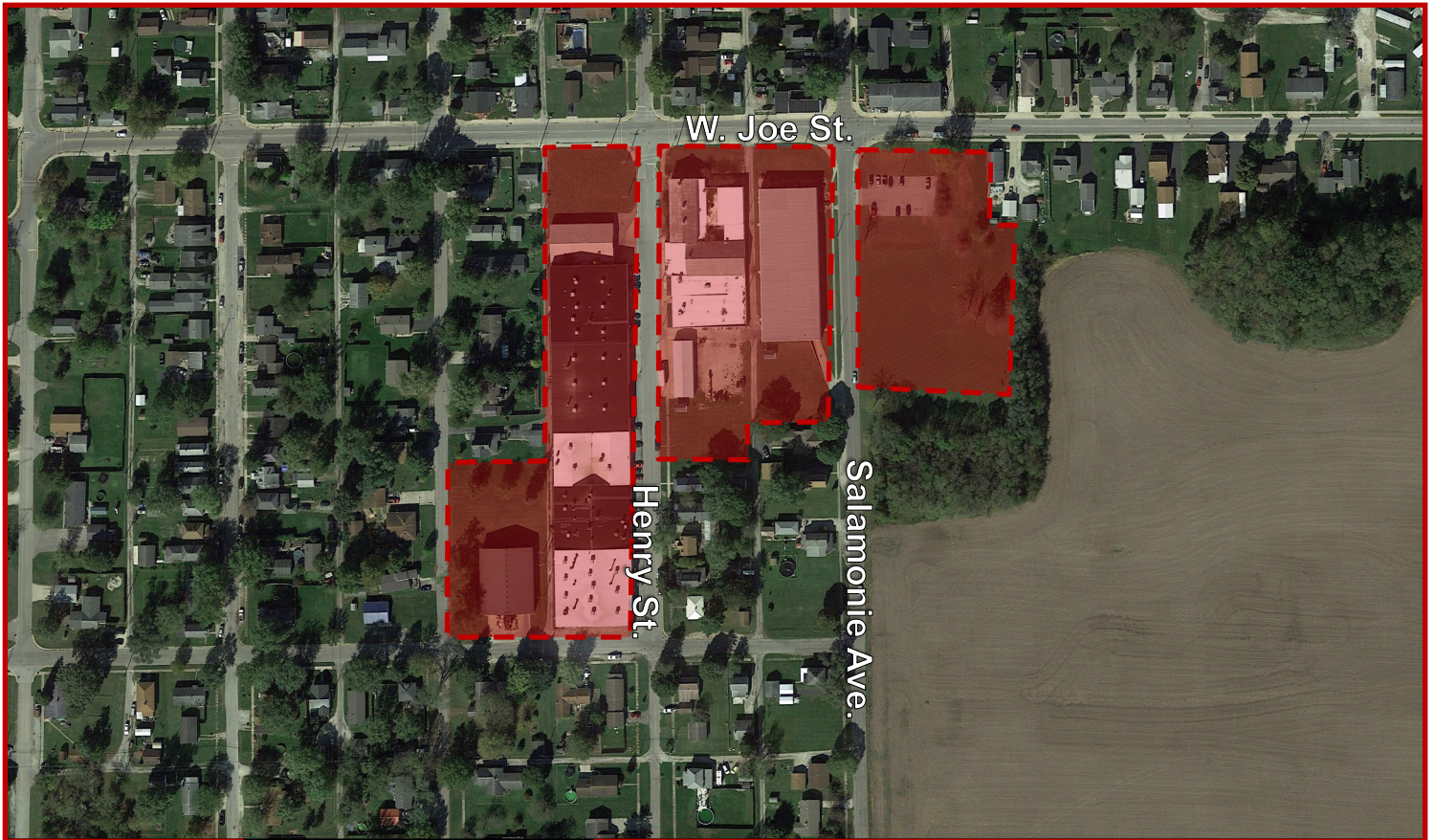
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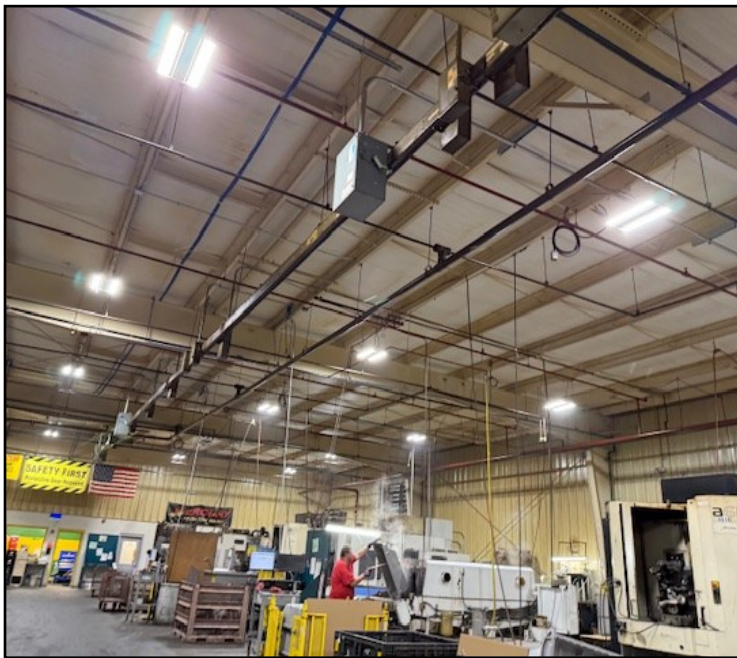
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**COMMERCIAL****INDUSTRIAL > FOR SALE**
130,162 SF
HUNTINGTON, INDIANA**Sale Information**

Sale Price	\$2,500,000
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Property Highlights

Parcel Number	35-05-22-100-390.600-005, 35-05-22-100-390.400-005, 35-05-22-100-390.300-005, 35-05-22-100-389.800-005, 35-05-22-100-390.900-005, 35-05-22-100-390.800-005, 35-05-22-100-389.900-005, 35-05-22-100-391.300-005, 35-05-22-100-391.400-005, 35-05-22-100-546.500-005, 35-05-22-100-276.000-005, 35-05-22-100-487.300-005, 35-05-22-100-464.000-005, 35-05-22-100-102.600-005, 35-05-22-100-390.100-005, 35-05-22-100-390.700-005, 35-05-22-100-389.600-005, 35-05-22-100-390.200-005, 35-05-22-100-428.600-005, 35-05-22-100-428.700-005, 35-05-22-100-428.800-005, 35-05-22-100-428.900-005, 35-05-22-100-541.000-005, 35-05-22-100-545.800-005, 35-05-22-100-391.100-005, 35-05-22-100-391.000-005, 35-05-23-200-020.300-005, 35-05-23-200-727.401-005, 35-05-23-200-020.600-005, 35-05-23-200-528.200-005, 35-05-23-200-020.700-005
Address	1345 Henry Street
City / State / Zip	Huntington / Indiana / 46750
Total Building Size	130,162 SF
Land Size	7.98 Acres
Zoning	I-1
Number of Parcels	22
Parking	50+, Additional Could be Added
Rail Access	No
Nearest Highway	Highway 224
Distance to Interstate	8.4 miles to I-69 Interchange
Distance to Airport	26 miles to FWA Airport
Former Use	Manufacturing

Utilities

	Company	Estimated Expense / Year
Gas	Centerpoint Energy (Vectren)	User Specific
Electric	Duke Energy	User Specific
Water	City of Huntington	User Specific
Sewer	City of Huntington	User Specific

Property Taxes Information**Parcel Number (s) - See above**

Annual Taxes	\$33,524.37
Tax Year / Pay Year	2024 / 2025

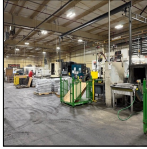
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Building Information

					
	1345 Henry Street	1300 Salamonie Avenue	840 Gardendale Avenue	1377 Henry Street	1375 Henry Street
Building Size	26,284 SF	21,600 SF	8,000 SF	71,638 SF	2,640 SF
Construction Type	Concrete Block / Steel & Wood	Steel Frame / Metal Exterior	Wood Frame	Steel Frame / Concrete Block	Wood Frame
Construction Year	1955	1998	2004	1970	1978
Number of Floors	One	One	One	Two	One
Roof	Varies	Metal	Shingle	Metal	Metal
Floor	Concrete	Concrete	Concrete	Concrete	Concrete
Lighting	Fluorescent	LED	LED	LED / Fluorescent	LED
Heating System	Gas Forced / Boiler	Gas Forced	None	Gas Units	None
Electric	480 V	480 V	240 V / 200 A	480 V	240 V / 100 A
Air Conditioning	Office Only	Office Only	None	Office Only	None
Sprinkler System	Yes - Office & Part of Warehouse	Yes	No	No	No
Restrooms	Three	Two	None	Five	None
Ceiling Height	Up to 14' 10"	16' - 18' 6"	15' 7"	Up to 29'	11'
Bay Spacing	Varies	Clear Span	Clear Span	Varies	Clear Span
Docks	None	One - 8' x 9'	None	Two	None
OH Doors	Four	One	Two - 12' x 14'	Seven	Seven

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