



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

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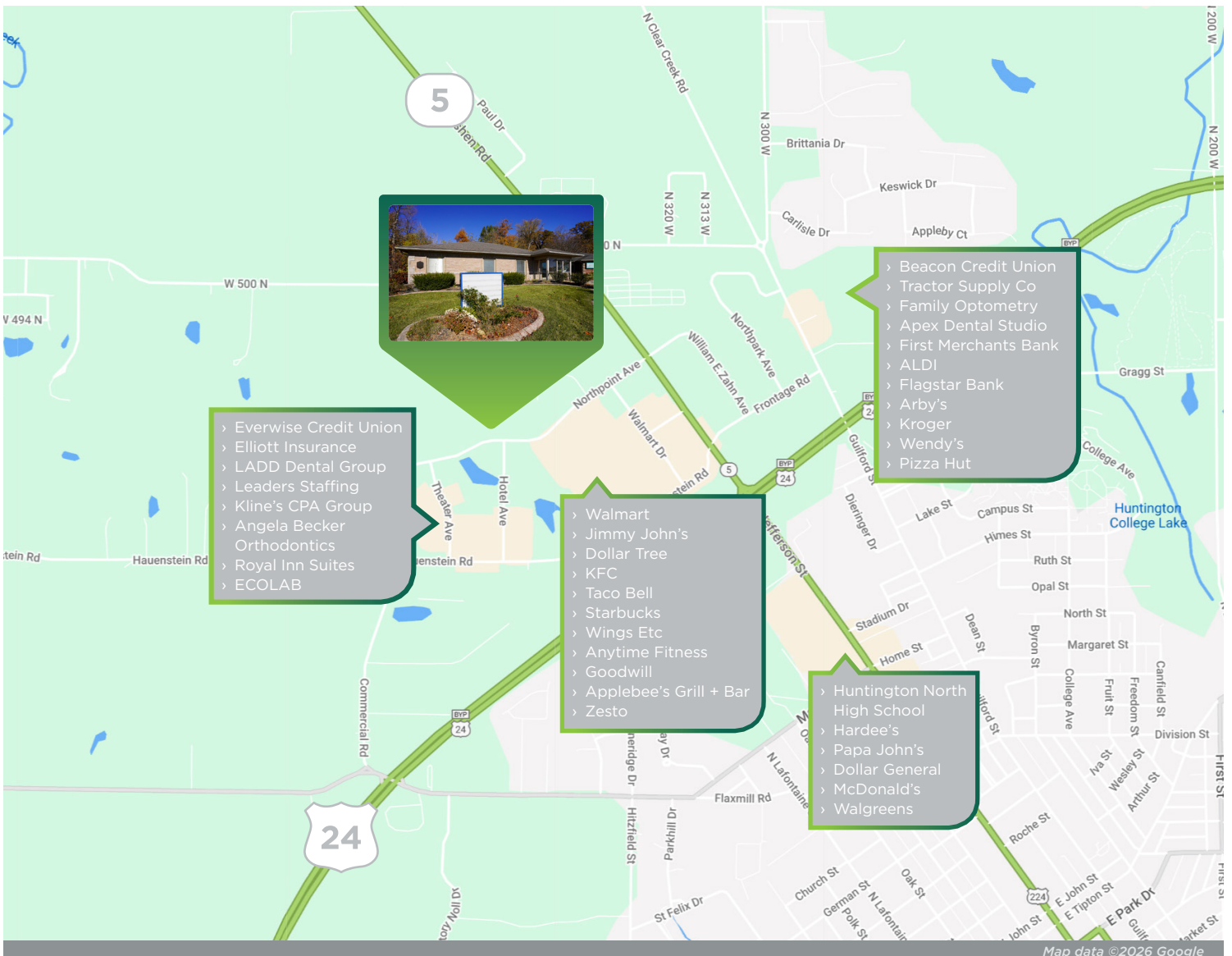
IAN SMITH
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Excellent Location

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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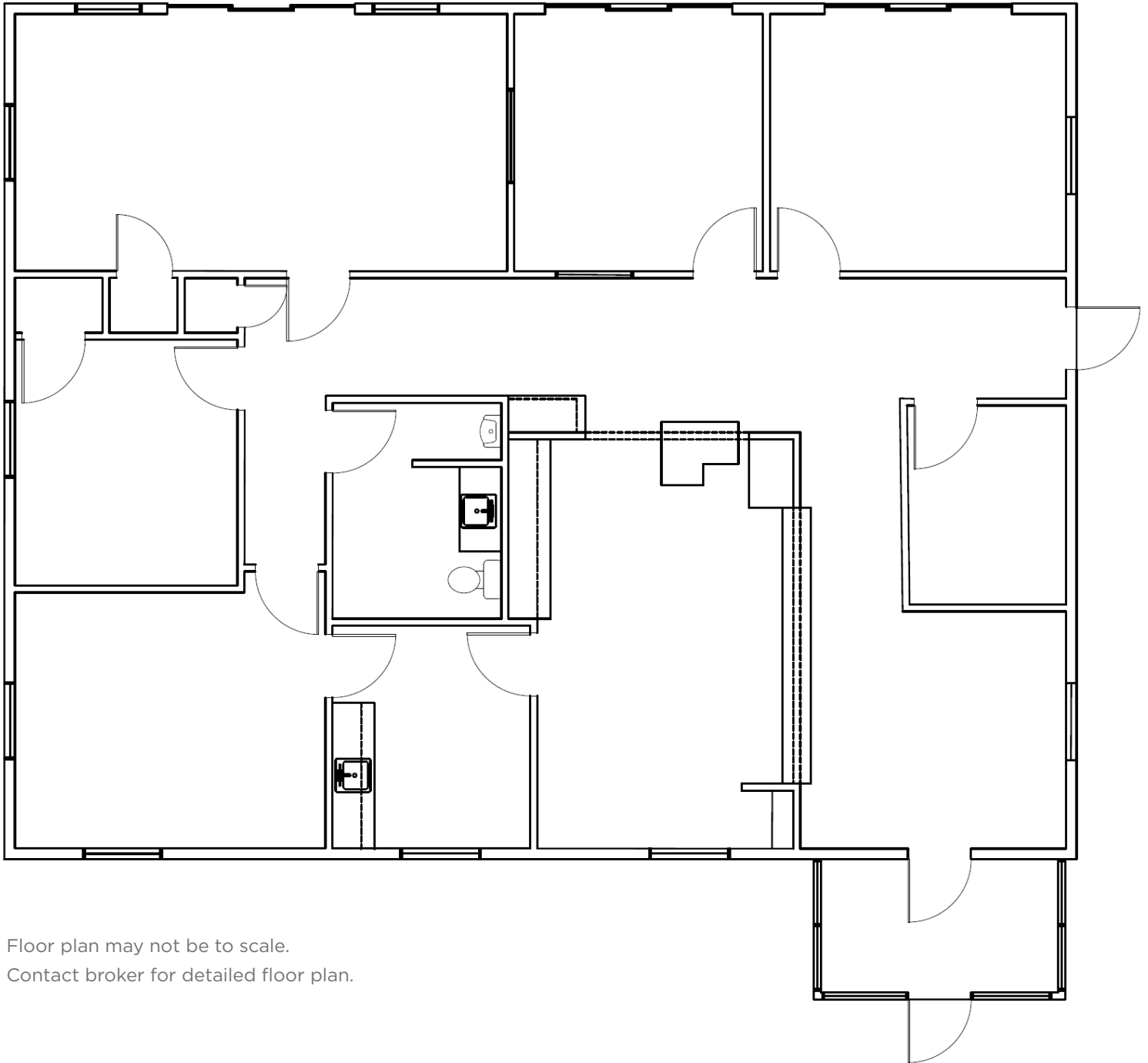
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Available - 2,149 RSF



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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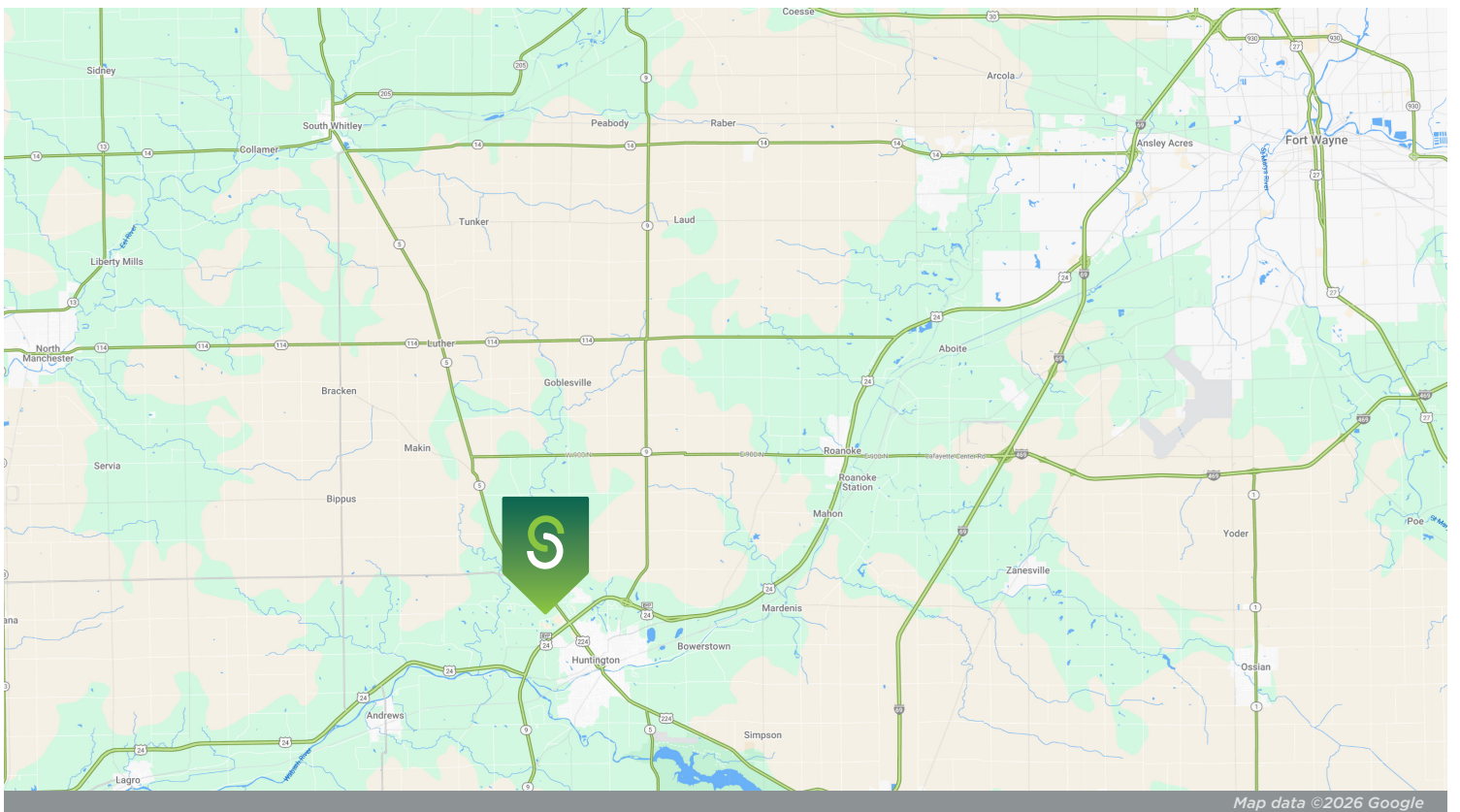
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PROPERTY INFORMATION

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



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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