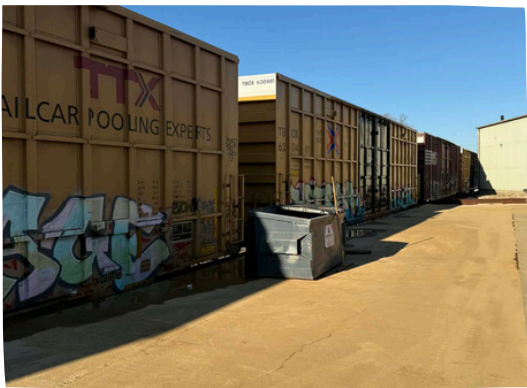


HARTFORD INDUSTRIAL

RAIL-SERVICED

908 E FRANKLIN STREET
HARTFORD CITY, IN
47308



Listing Price

\$4,950,000.00

Contacts :

Santino Zurzolo
santino@ccgbrokers.com
Corporate Commercial group

260-740-1887

Keith Dedrick SIOR CCIM
keith@ccgbrokers.com
Corporate Commercial group

317-502-3622

ABOUT THE PROPERTY

This 96,614 SF rail-served industrial warehouse offers a compelling opportunity to acquire a stabilized, income-producing industrial asset supported by active daily rail service and a diversified user base. Positioned on nearly nine acres with frontage on State Road 26, the property provides strong regional connectivity with convenient access to Interstate 69, serving both Northern and Central Indiana markets.

The facility features open-span warehouse construction with concrete flooring throughout, along with a flexible loading configuration that includes multiple drive-in overhead doors and dock-high loading positions capable of supporting a wide range of industrial, logistics, and distribution operations. A dedicated rail pad loading area facilitates daily railcar activity, with plans in place for full replacement and extension by the occupying user, reinforcing the long-term functionality of the rail infrastructure.