



Santino Zurzolo
260-740-1887
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Keith Dedrick CCIM | SIOR
317-502-3622
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60,000 Sqft Available
Drive-in Doors
Loading Docks
Rail service
Office space

908 E Franklin Street, Hartford City
Indiana 47348

FOR LEASE



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Building Size | Location | Zoning

Total Building Size	94,996 SF
Office	800 SF
Address	908 E Franklin Street
City, State, Zip	Hartford City, IN 47348
Township	Licking
Zoning	Commercial / Industrial
Site Acreage	9 Acres (Apx)

Loading Features

Dock Doors	6 10x10 (Levelers)
Drive-in Doors	3 10x16
Rail serviced	3 Box-cart daily drop



Listing Agent: Santino Zurzolo 260-740-1887
Corporate Commercial Group

Building Data

Built	1980
Construction type	Pre-engineered Steel
Roof	Metal
Flooring	8-16" Concrete
Ceiling Heigh	18-25'
Dimensions	170x132, 150x125,128x118,81x69,81x34
Bay Spacing	N/a
Sprinkler	Partial
Heat	Raident available
Air Conditioning	No
Lighting	Engery Efficent Flurescent LED Motion sensed
Restrooms	4



Price / Availability	
Lease Rate	\$7.00 SF PER YEAR
Lease Type	Triple Net Lease
Availability	8/25/2026
Financial Responsibilities	
Utilities	Tenant
Property Taxes	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord
Operating Costs	
Taxes	\$8,563.00 (0.09 psf)
Insurance	\$16,404.00 (0.16 psf)
Maintenance	\$16,524 (0.15 psf)
Utilities	\$16,524 (0.16 psf)
administrative	\$29,505 (0.29 psf)
Total	\$0.81 psf



Parking / Transportation

Parking lot/spaces	Gravel/50+
Major Road Nearest Site	State Road 3 / 22 1 Mile
Distance to Interstate	10 Miles I-69
Semi / Truck Storage	2 Acres for lease



Utilities

Electric	Indinana Michigan power
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Gas	Available
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Water	Hartford City
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Power

AMP	400+
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PROPERTY LAYOUT

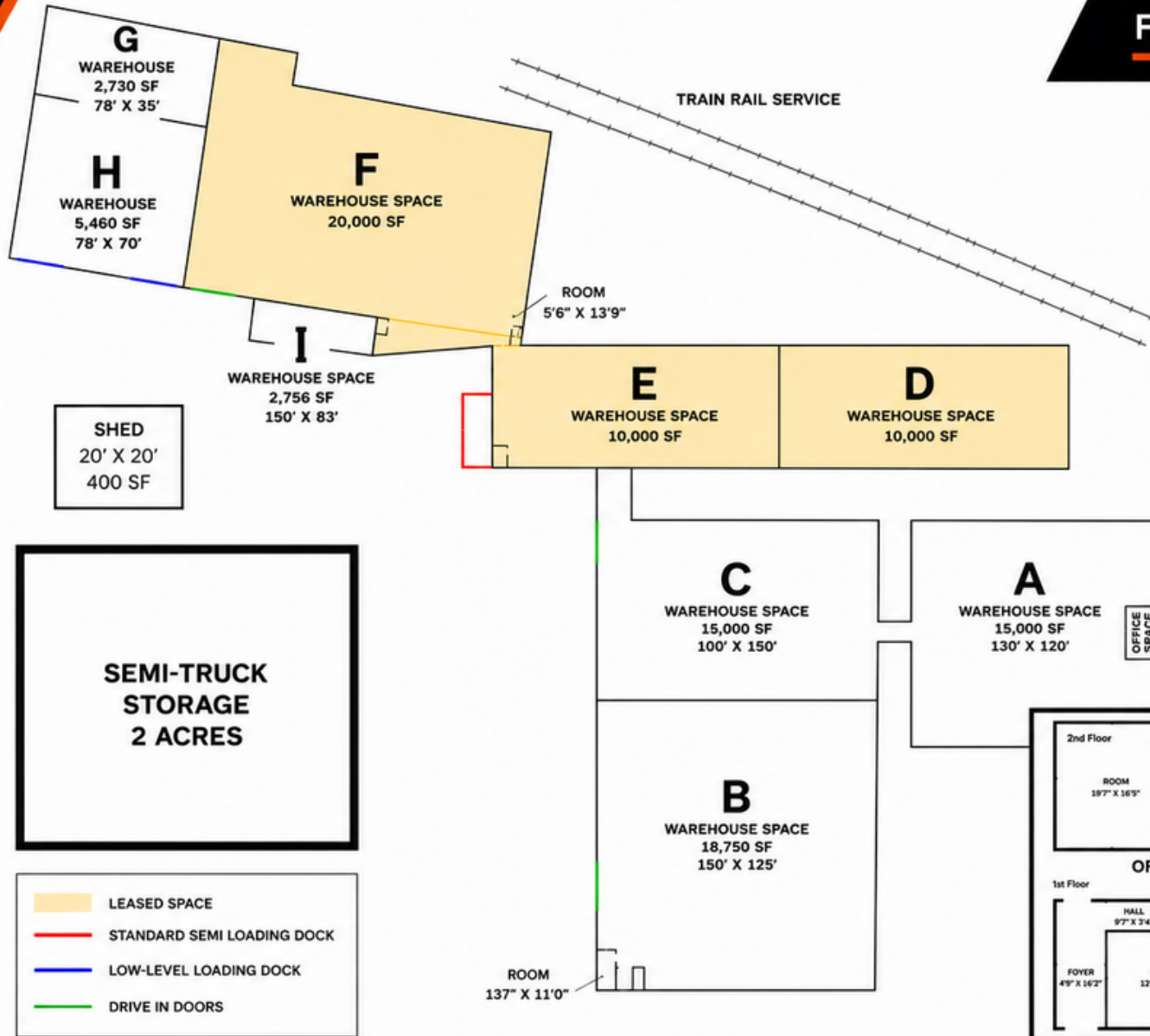
908 E. Franklin Street
Hartford City, IN 47348

 **TOTAL BUILDING**
99,014 SF

 **ACRES**
±9.0 AC

 **RAIL ACCESS**
Daily Rail Service

 **LOCATION**
10 Miles to I-69
Frontage on SR-26



FLOOR PLAN

LOCAL EXPERTISE.
MEASURABLE RESULTS.



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Commercial
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