

**Riverfork Industrial**2051 Riverfork Drive
Huntington, IN 46750**PRICE REDUCED****Large Industrial Manufacturing & Warehouse Space**

Riverfork Industrial is a 63,000 SF industrial facility with 3,000 SF of office space and 60,000 SF of manufacturing/warehouse space with the ability for expansion of 56,000 SF on the front and 33,000 SF at the rear of the building. The office includes private offices, an open cubicle area, and conference rooms. The warehouse is for manufacturing and is equipped with two electrical services in the building, one at 3,000 amps and the other at 1,200 amps, supplying 480/277 volts of three-phase power. The eave height is 11' 6", and the center of the building is 21' 1".

The warehouse features six 8' x 10' dock doors and one 10' x 12' overhead door. Four docks have a rolling load capacity of 12,500 pounds, and the other two have a rolling load capacity of 20,000 pounds.

The building is on a 10-acre lot with 76 paved parking spaces. Trailer parking is available at the north end of the property, which is gravel. The entire building is equipped with a sprinkler system and is fully air-conditioned. The roof, which was installed in 2017, comes with a 20-year warranty.

JOHN CAFFRAYVice President of Brokerage
260 438 3525
john.caffray@sturgespg.com**ANDREW ECKERT**Broker
260 424 8448
andrew.eckert@sturgespg.com**ANGIE DAVIS**Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Riverfork Industrial

2051 Riverfork Drive
Huntington, IN 46750

Property Highlights

- ▶ 63,000 SF on 10 AC
- ▶ Expandable by 56,000 SF (front) or 33,000 SF (rear)
- ▶ Six dock doors and one overhead door
- ▶ Heavy power
- ▶ Near new Hanjung America manufacturing plant for energy storage system components
- ▶ **REDUCED SALE PRICE: \$2,999,000**
- ▶ **LEASE: \$4.50/SF/Yr NNN**



JOHN CAFFRAY

Vice President of Brokerage
260 438 3525
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

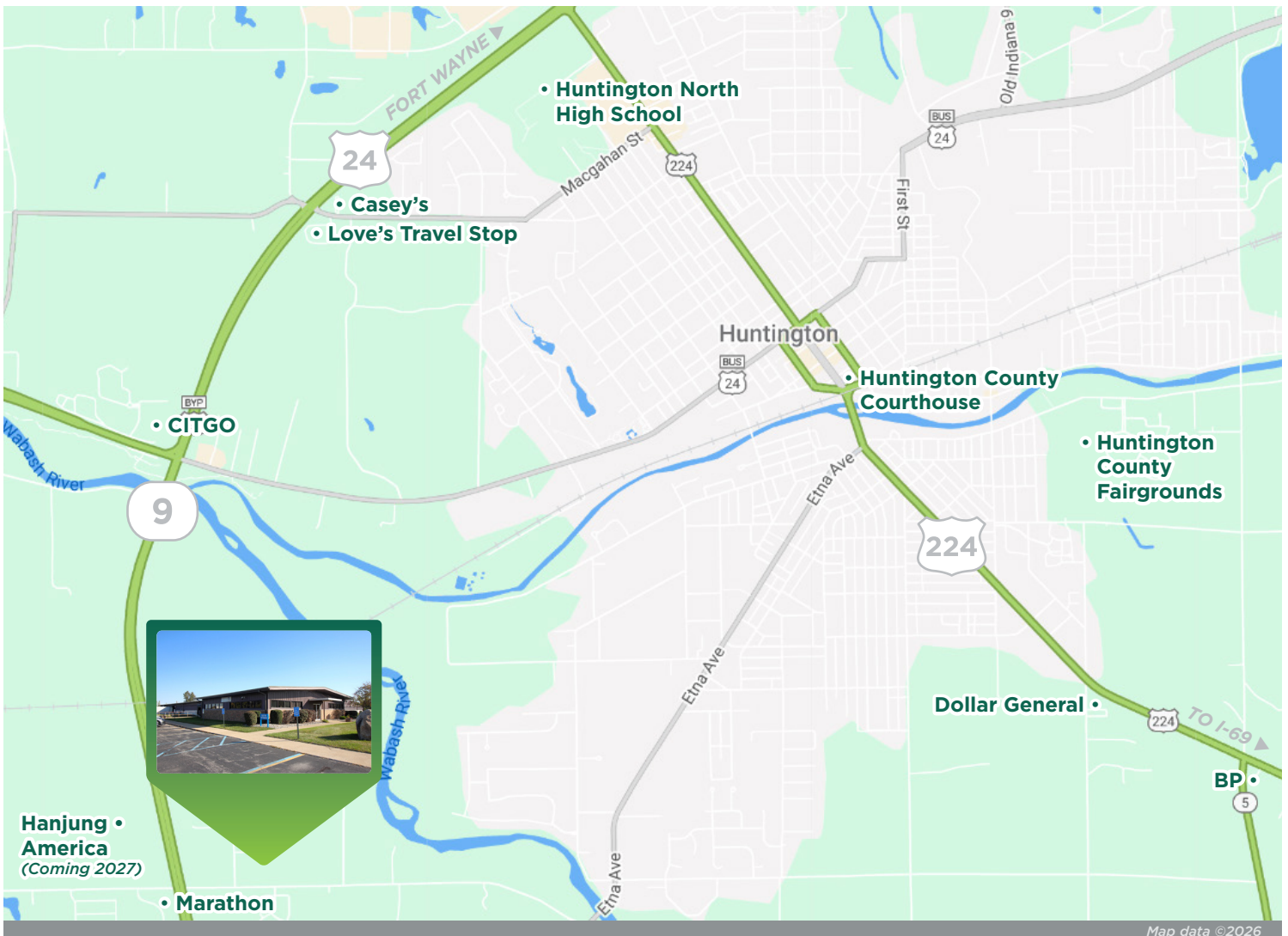
ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Riverfork Industrial

2051 Riverfork Drive
Huntington, IN 46750



Excellent Location

This industrial property is located in the Riverfork Industrial Park on the southwest side of Huntington, just off SR 9 at the corner of Riverfork Drive and CR 200 N. It is surrounded by other industrial uses, but is only minutes away from shopping, restaurants, and hotels. The property is approximately 10 miles from I-69 via US 224.

Hanjung America, a subsidiary of South Korea-based Hanjung NCS, is building its first US manufacturing facility near Riverfork Industrial. The 170-acre development was announced in February 2026, with plans to begin manufacturing energy storage system (ESS) components in June 2027, following a groundbreaking in April 2026.

Neighboring businesses include Incipio Devices, Teijin Automotive Technologies, Transwheel Corporation, Bendix Commercial Vehicle Systems, LKQ Auto Parts, Assured Quality Testing Services, Huntington Sheet Metal, Transmetco, and Metal Source.

JOHN CAFFRAY

Vice President of Brokerage
260 438 3525
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

ANGIE DAVIS

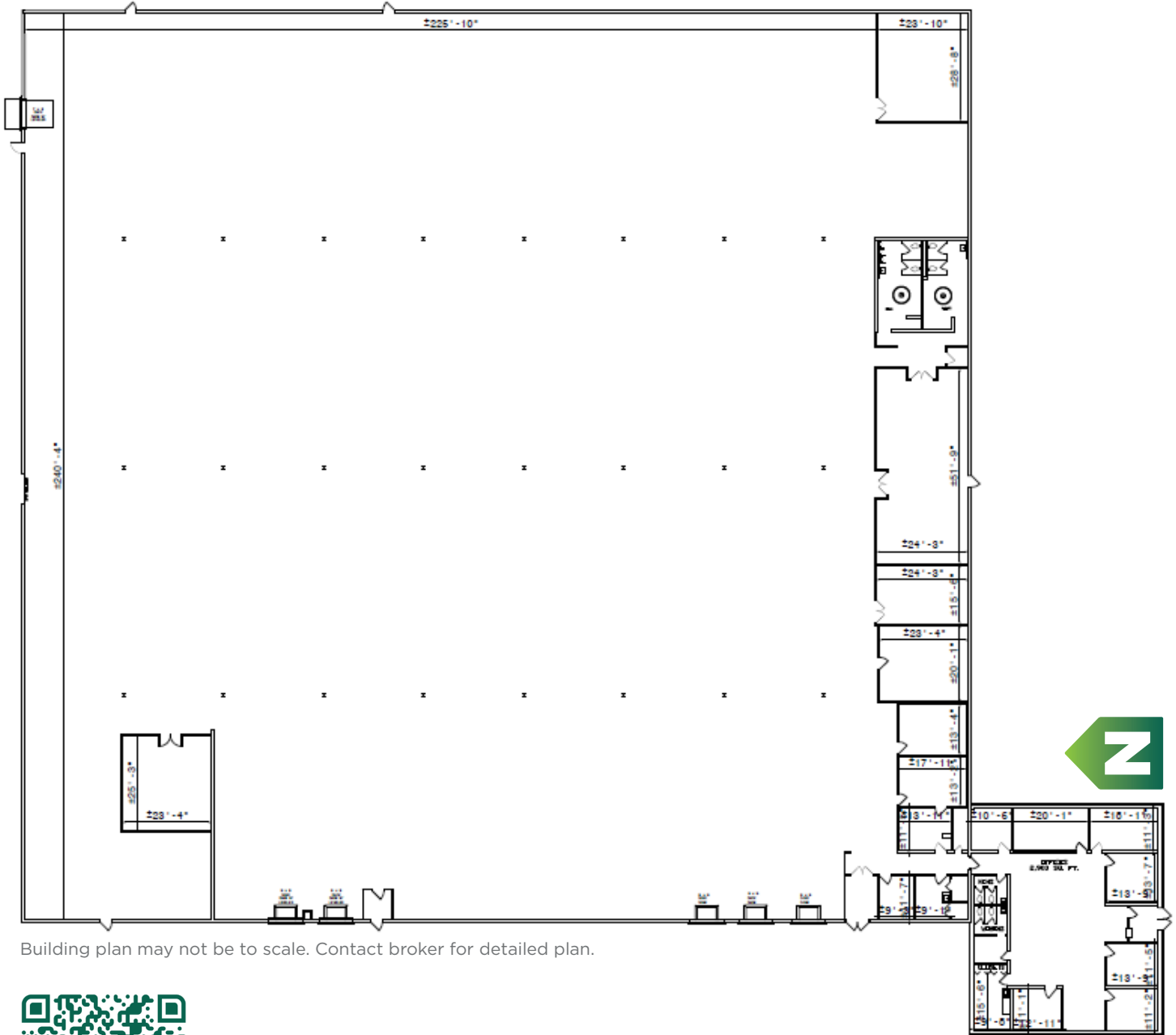
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Riverfork Industrial

2051 Riverfork Drive
Huntington, IN 46750

Available - 63,000 SF



Building plan may not be to scale. Contact broker for detailed plan.



**TAKE A 3D
WALKTHROUGH
ON MATTERPORT!**

JOHN CAFFRAY
Vice President of Brokerage
260 438 3525
john.caffray@sturgespg.com

ANDREW ECKERT
Broker
260 424 8448
andrew.eckert@sturgespg.com

ANGIE DAVIS
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com

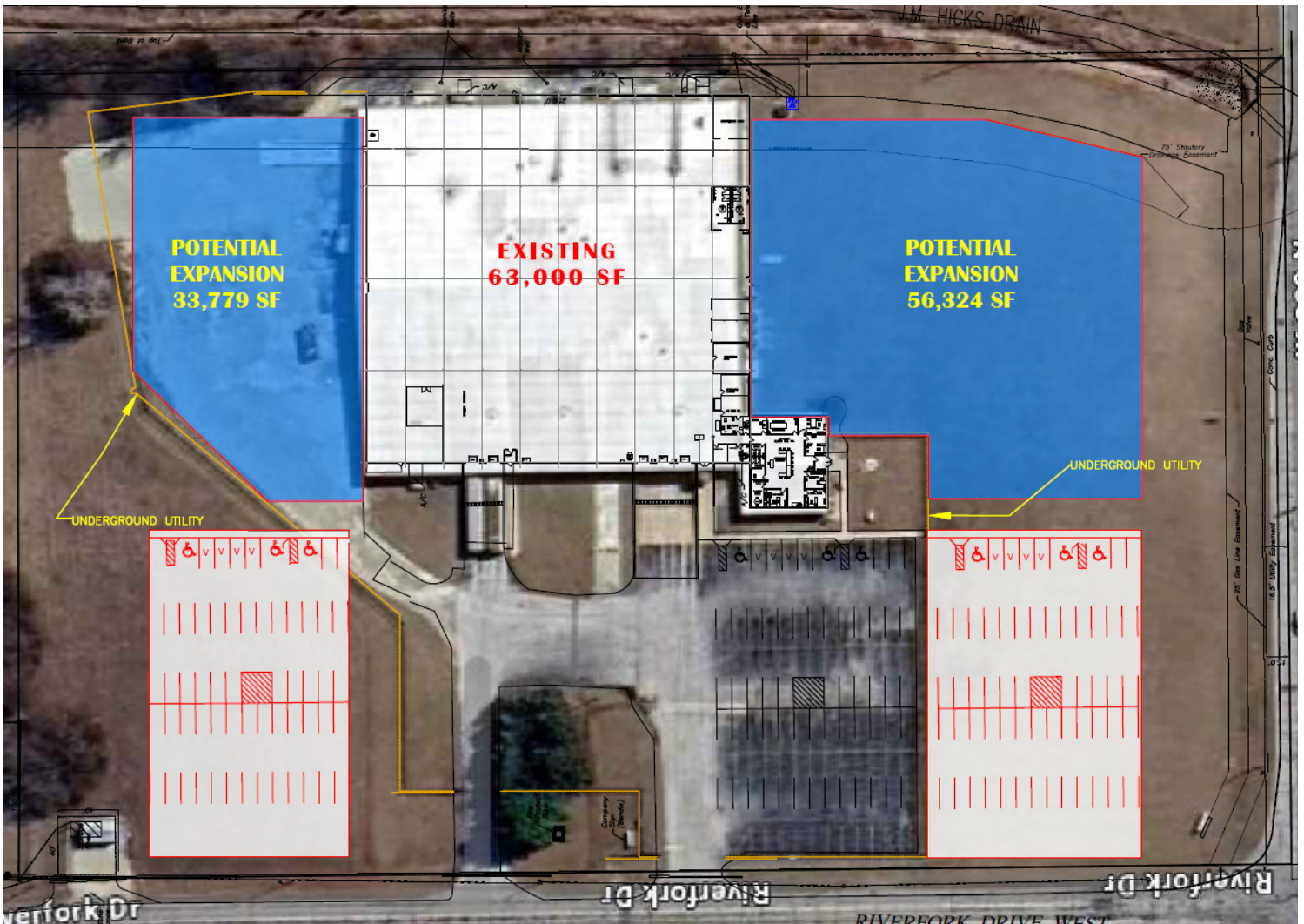


Riverfork Industrial

2051 Riverfork Drive
Huntington, IN 46750

Potential Expansion

56,000 SF (front) or 33,000 SF (rear)



JOHN CAFFRAY

Vice President of Brokerage
260 438 3525
john.caffray@sturgespg.com

ANDREW ECKERT

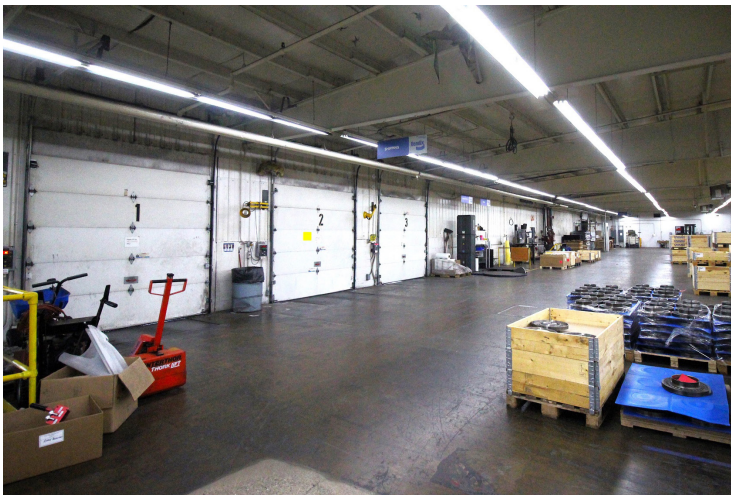
Broker
260 424 8448
andrew.eckert@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Riverfork Industrial
2051 Riverfork Drive
Huntington, IN 46750



JOHN CAFFRAY
Vice President of Brokerage
260 438 3525
john.caffray@sturgespg.com

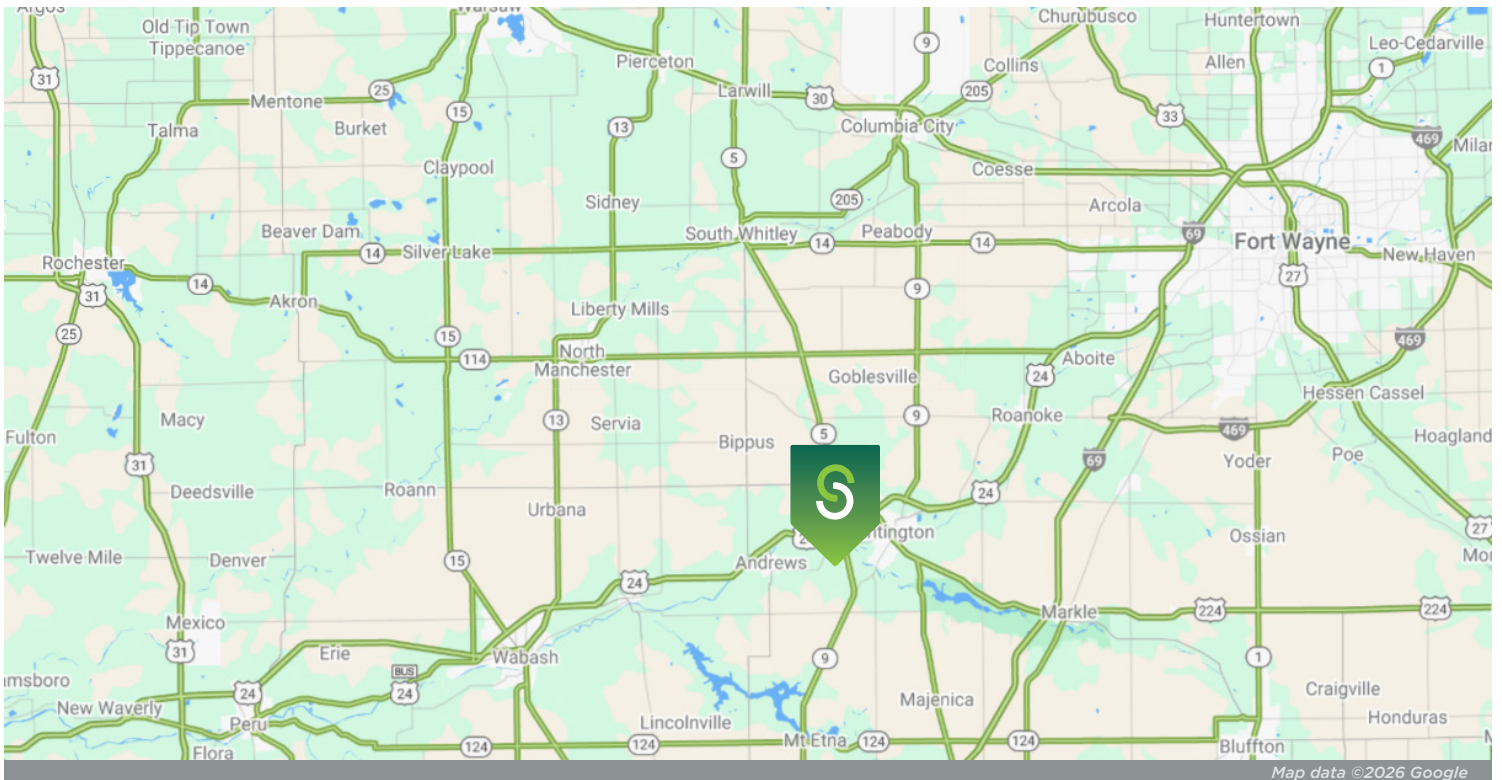
ANDREW ECKERT
Broker
260 424 8448
andrew.eckert@sturgespg.com

ANGIE DAVIS
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Riverfork Industrial

2051 Riverfork Drive
Huntington, IN 46750



Map data ©2026 Google

© 2026 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

JOHN CAFFRAY

Vice President of Brokerage
260 438 3525
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Riverfork Industrial

2051 Riverfork Drive
Huntington, IN 46750

PROPERTY INFORMATION

Address	2051 Riverfork Drive
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel Number	35-05-21-300-311.300-005
2025 Tax/Payable 2026	\$31,459.00



SALE INFORMATION

Price	\$2,999,000
Terms	Cash at closing
Available	Immediately

LEASE INFORMATION

Lease Rate & Type	\$4.50/SF/Yr NNN
Terms	5 Yr Minimum
Availability	Immediately

SITE DATA

Site Acreage	10 AC
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 10 miles
Parking Description	Paved and gravel
Parking Count	76 spaces
Cross Streets	Riverfork Dr / CR W 200 N
Topography	Level

UTILITIES

Electric Provider	Duke Energy
Natural Gas Provider	Vectren Energy
Water & Sewer Provider	City of Huntington
High Speed Data	Available

ADDITIONAL INFORMATION

- 100% air-conditioned building
- New roof in 2017 with 20-year warranty
- Heavy three-phase power

BUILDING INFORMATION

Property Type	Industrial
Total Area SF	63,000 SF <ul style="list-style-type: none"> • Office - 3,000 SF • Warehouse - 60,000 SF
Vacant SF	100%
Year Built	1973
Year Renovated	2017
# of Stories	1
Construction Type	Steel Frame
Roof	Standing Seam - Metal
Floor	Concrete
Heating	Natural gas
A/C	Central - 100%
Sprinkler	Yes - Entire building
Lighting	LED
Security	Yes
Restrooms	4
Ceiling Height	11' 6" up to 21' 1"
Bay Space	25' x 60'
Electric Service	3000 amp/1200 amp
Overhead Door	1 - 10' x 12'
Docks	6 total <ul style="list-style-type: none"> • Docks 1, 2, 3, & 5: 12,500 lbs rolling load • Dock 4 and new dock: 20,000 lbs rolling load
Exterior Finish	Brick & Metal

JOHN CAFFRAY

Vice President of Brokerage
260 438 3525
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com