

# BND

COMMERCIAL

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**

**Price Reduced!**

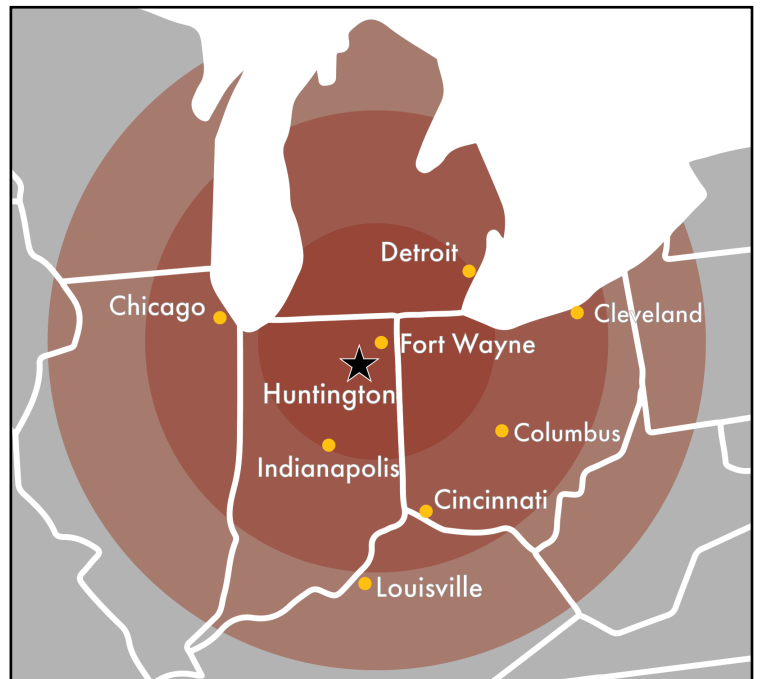


## HIGHLIGHTS:

**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:** \$1,500,000  
(Previously \$2,500,000)



**O. Karl Behrens, CCIM, SIOR**  
BND Commercial  
Cell: (260) 410-3627  
kb@bnd.net

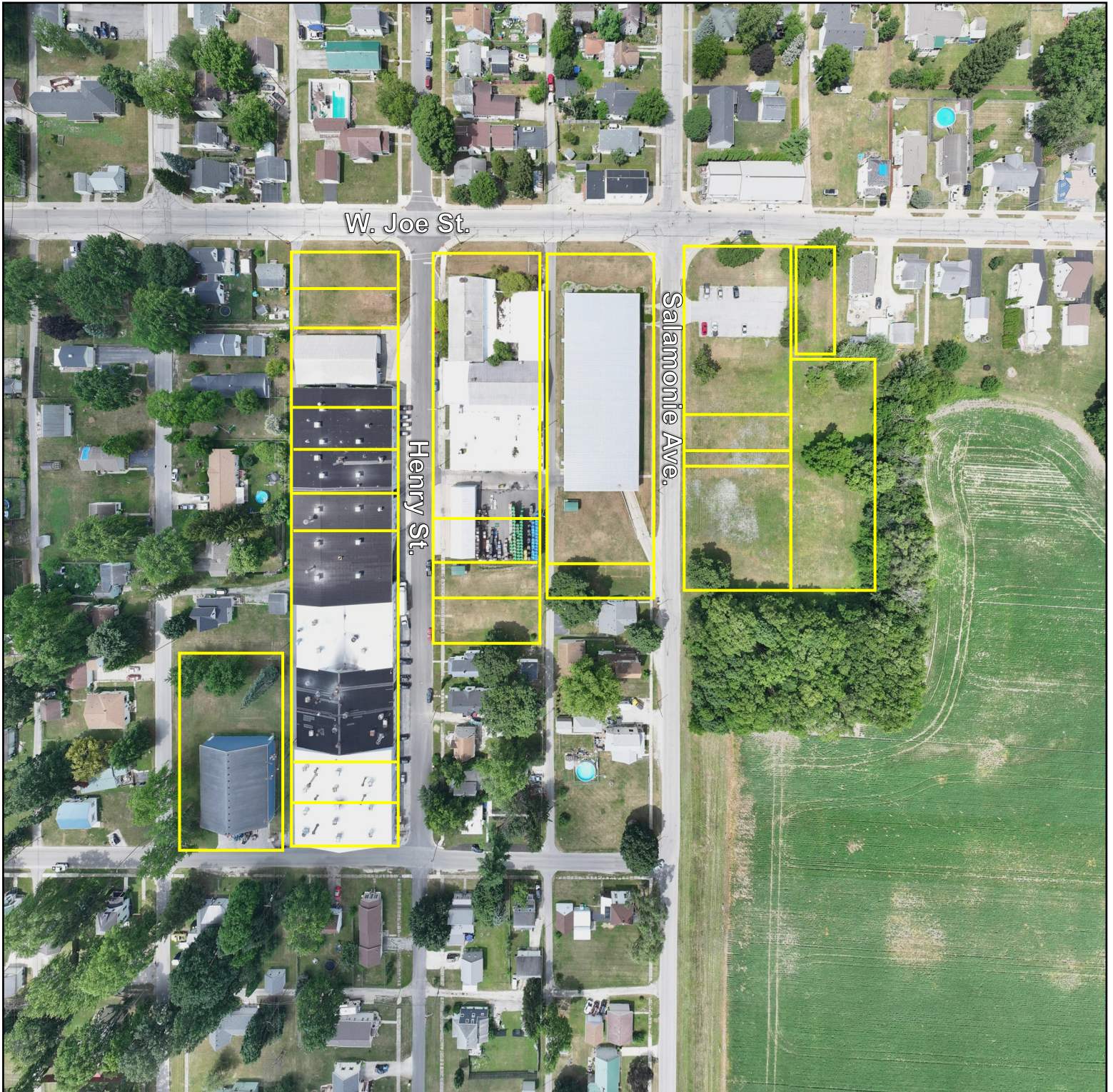
**Austin Hoskins**  
BND Commercial  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
Hanna Commercial Real Estate  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**BND**

**COMMERCIAL**

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

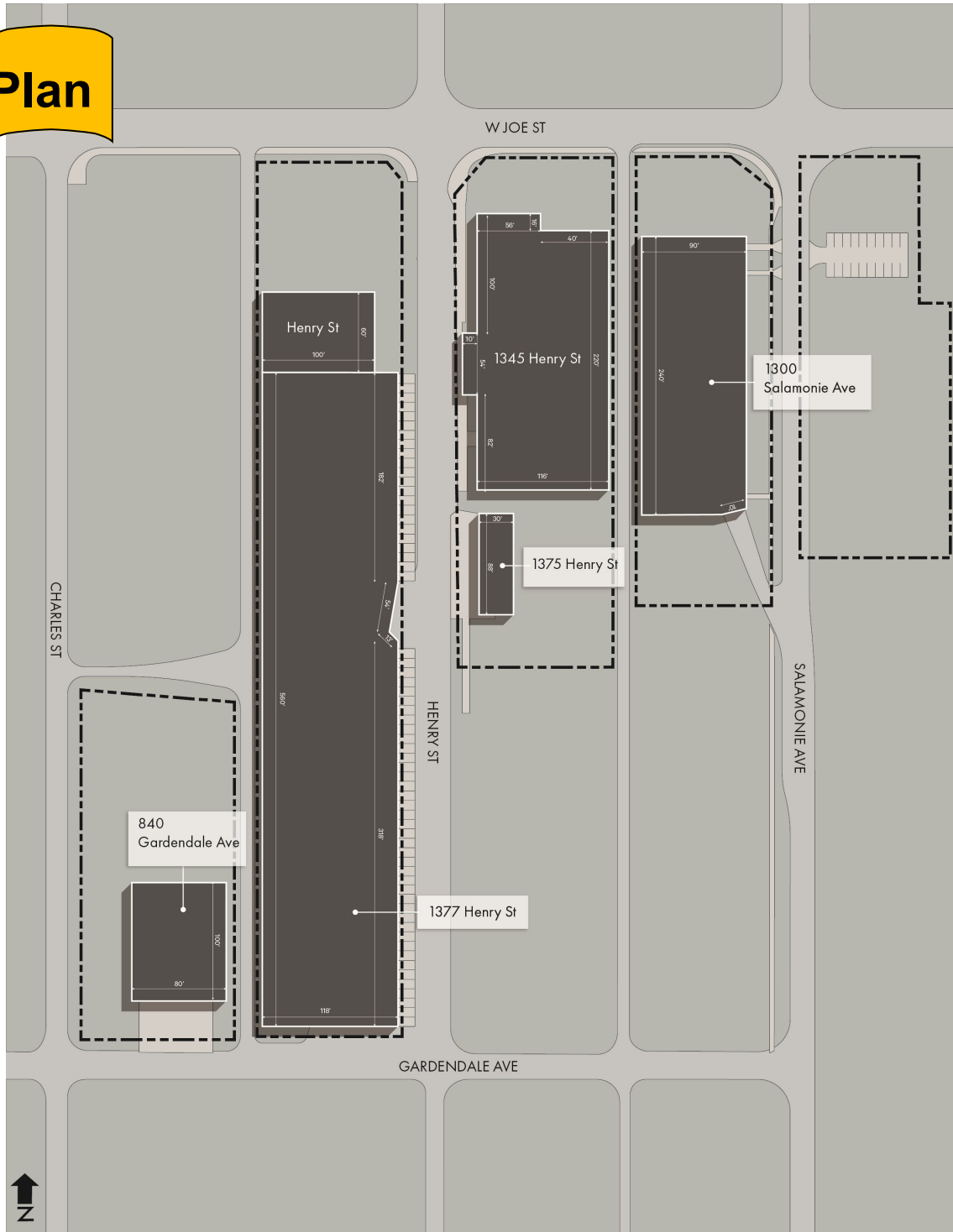
**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

# BND

COMMERCIAL

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**

## Site Plan



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**BND**

**COMMERCIAL**

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

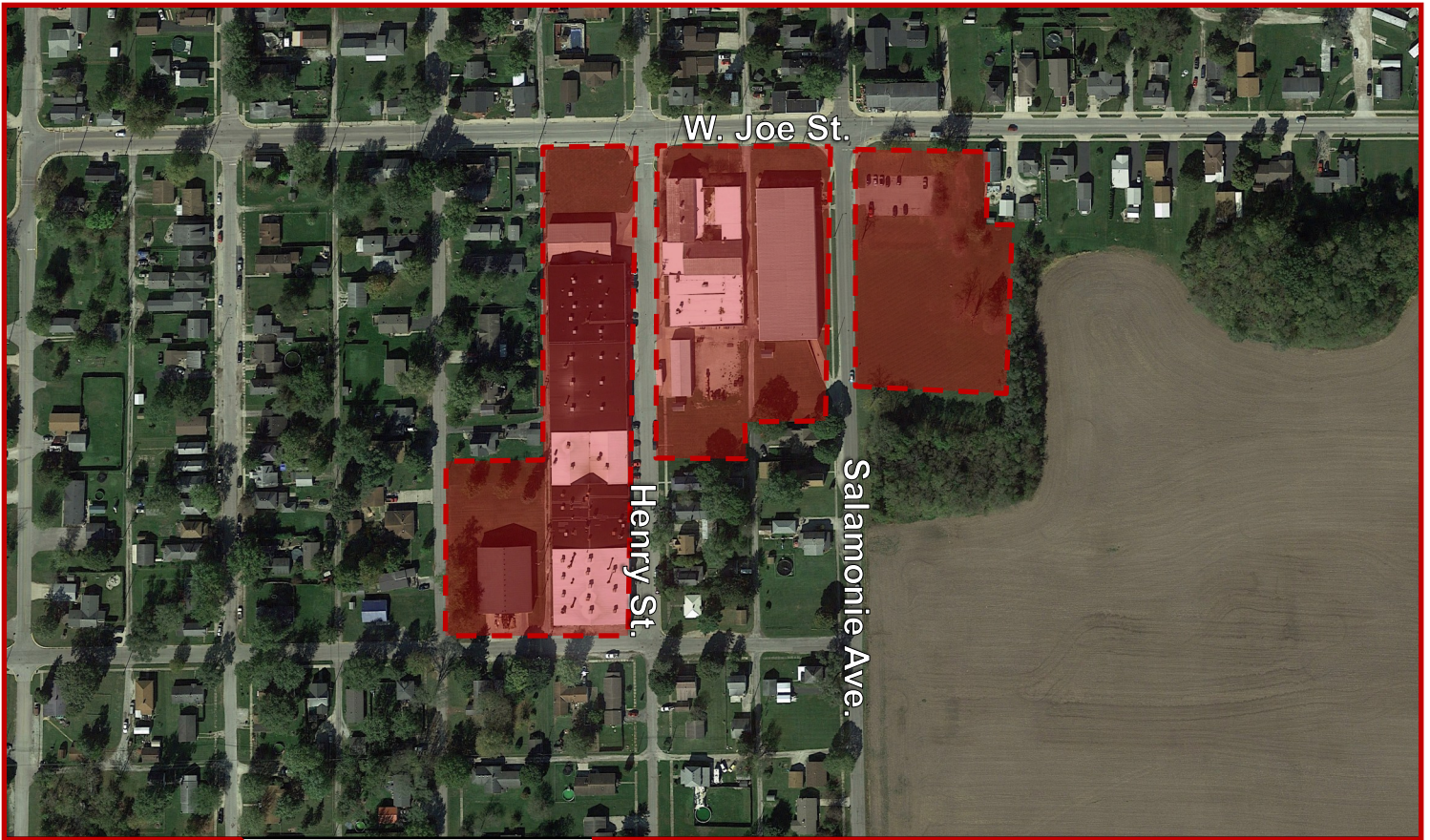
**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

# BND

COMMERCIAL

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**BND**

**COMMERCIAL**

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**B N D**

**COMMERCIAL**

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

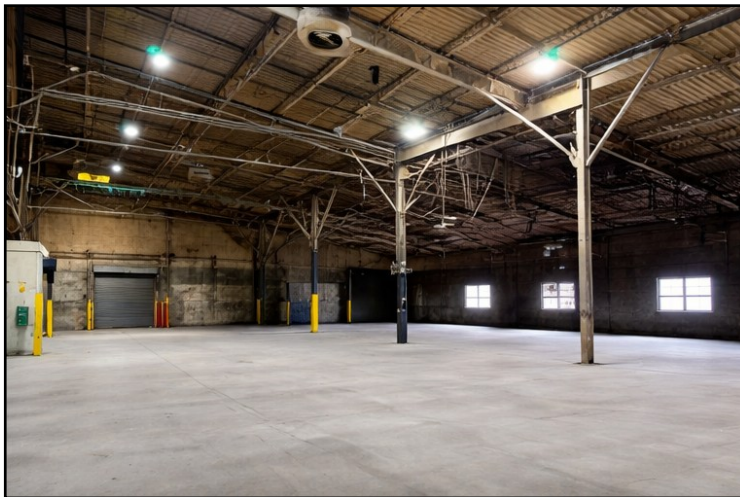
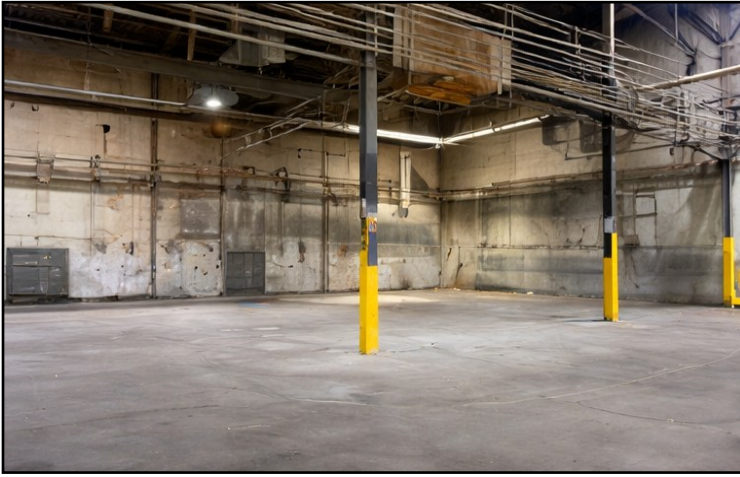
**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**BND**

**COMMERCIAL**

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

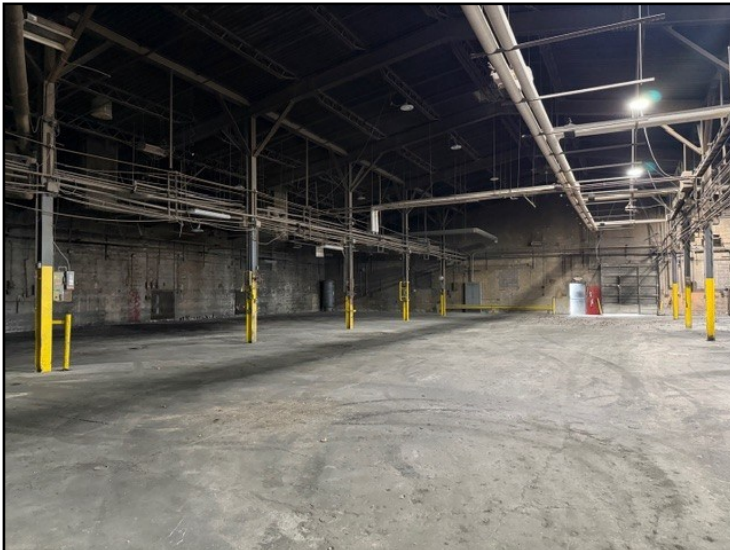
**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**B N D**

**COMMERCIAL**

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**BND**

**COMMERCIAL**

**INDUSTRIAL > FOR SALE**  
**130,162 SF**  
**HUNTINGTON, INDIANA**



**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
**BND Commercial**  
Cell: (260) 705-2928  
ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
Cell: (216) 839-2012  
DavidStover@hannacre.com

**Sale Information**

<b>Sale Price</b>	<b>\$1,500,000</b>
-------------------	--------------------

**Property Highlights**

<b>Parcel Number</b>	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
<b>Address</b>	<b>1345 Henry Street</b>
<b>City / State / Zip</b>	<b>Huntington / Indiana / 46750</b>
<b>Total Building Size</b>	<b>130,162 SF</b>
<b>Land Size</b>	<b>7.98 Acres</b>
<b>Zoning</b>	<b>I-1</b>
<b>Number of Parcels</b>	<b>22</b>
<b>Parking</b>	<b>50+, Additional Could be Added</b>
<b>Rail Access</b>	<b>No</b>
<b>Nearest Highway</b>	<b>Highway 224</b>
<b>Distance to Interstate</b>	<b>8.4 miles to I-69 Interchange</b>
<b>Distance to Airport</b>	<b>26 miles to FWA Airport</b>
<b>Former Use</b>	<b>Manufacturing</b>

**Utilities**

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

**Property Taxes Information**

<b>Parcel Number (s) - See above</b>	
--------------------------------------	--

<b>Annual Taxes</b>	<b>\$33,524.37</b>
---------------------	--------------------

<b>Tax Year / Pay Year</b>	<b>2024 / 2025</b>
----------------------------	--------------------

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

### Building Information

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

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens, CCIM, SIOR**  
**BND Commercial**  
 Cell: (260) 410-3627  
 kb@bnd.net

**Austin Hoskins**  
**BND Commercial**  
 Cell: (260) 705-2928  
 ah@bnd.net

**David Stover, SIOR**  
**Hanna Commercial Real Estate**  
 Cell: (216) 839-2012  
 DavidStover@hannacre.com