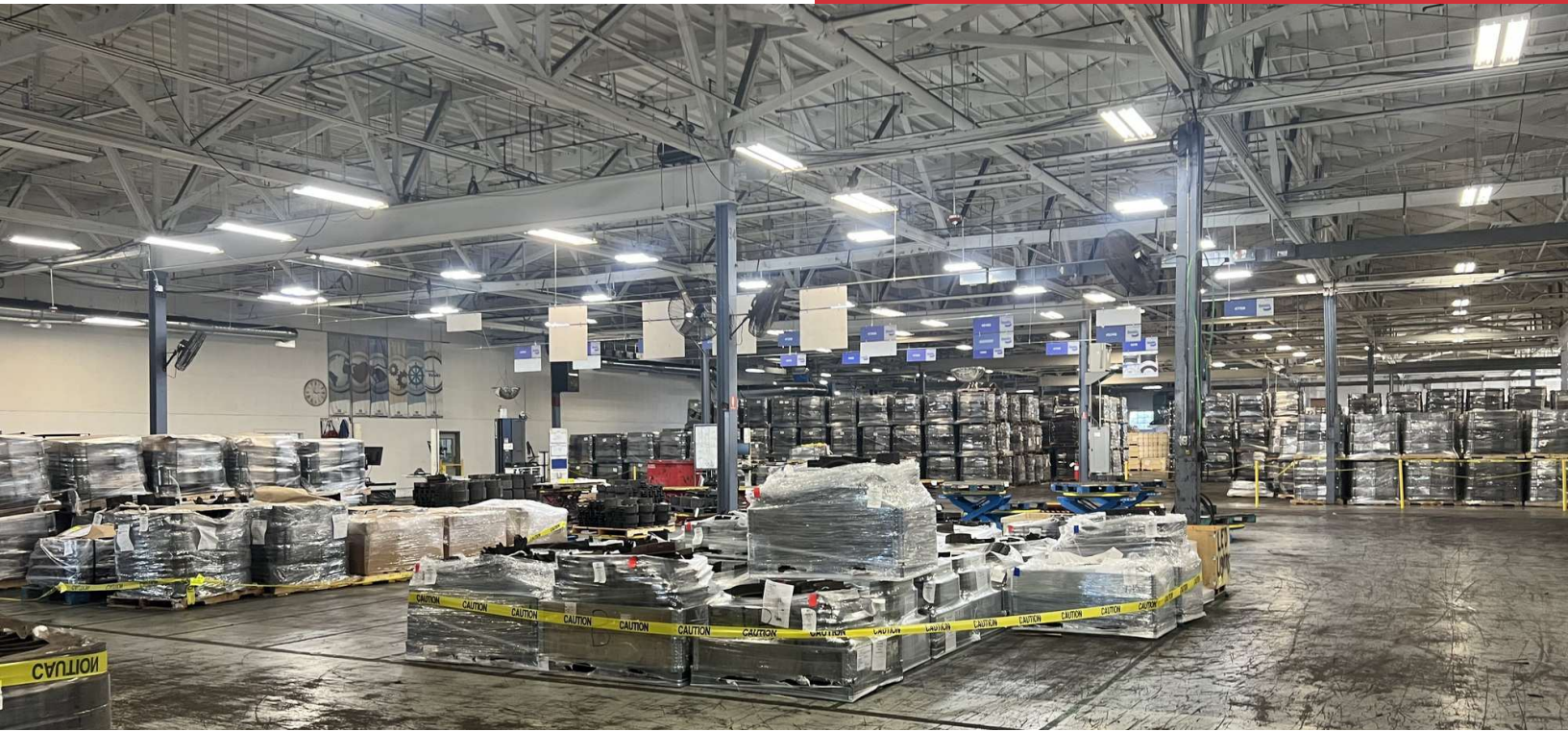




1230 SABINE STREET

HUNTINGTON, INDIANA 46750

PROPERTY HIGHLIGHTS

- 74,400 SF situated on a 6.63 acres
- Approximately 7,500 SF of finished office space
- 20' Ceiling height to the deck, 17.5' - 18' clear
- Wet sprinkler system
- 7 Docks, 1 drive in door
- Located 1.7 miles to US 24; 9.7 miles to I-69



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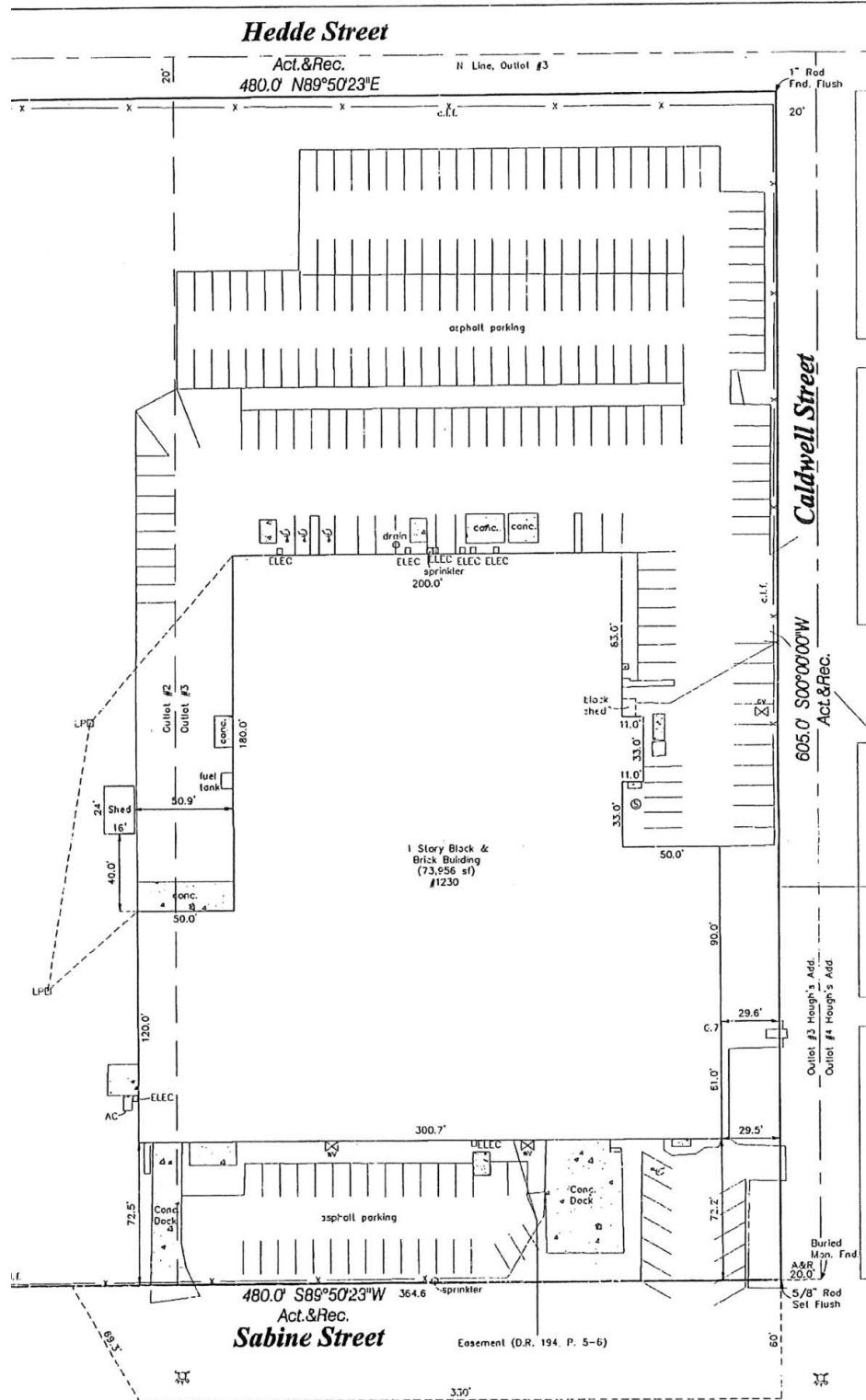
General Property Information			
Name	Sabine	Parcel Number	35-05-11-300-198.500-005
Address	1230 Sabine Street	Total Building SF	74,400 SF
City, State, Zip	Huntington, IN 46750	Acreage	6.63 AC
County	Huntington	Year Built	1965
Township	Huntington	Zoning	I-2
Parking	Asphalt Paving	Parking Spaces	229
Property Features			
Construction Type	Post Frame & Pre-Cast Concrete	Number of Floors	1
Roof	Rubber Membrane	Foundation	Concrete
Floor	Concrete	Lighting	T5 Metal Halide Fixtures, LED, Fluorescent Lighting (Office)
Bay Spacing	20'x20' & 20'x60'	Sprinklers	Wet
Ceiling Heights	20 Deck 17.5-18 FT Clear	Electrical	3000 amp 277/408v, 3 phase-4 wire system
Dock Doors	7 Truck Docks	Heating	(2) 100 Ton Air Handler 2-Rez Heaters
Overhead Doors	3 12'x12' (1 Exterior 2 Interior)	Central Air	Office + Warehouse
Bus Bar	Ample	Restrooms	4
Utilities		Major Roads	
Electric	Duke Energy	Nearest Interstate	I-69 9.7 Miles
Gas	Nipsco	Nearest Highway	US-24 1.7 Miles
Water/Sewer	Huntington Water Works		
Lease Information			
Available SF	74,400 SF	Lease Rate	\$3.50-\$4.00/ SF
		Lease Type	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes/Insurance	\$0.20	Tenant	
CAM		Tenant pays direct	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant pays direct	

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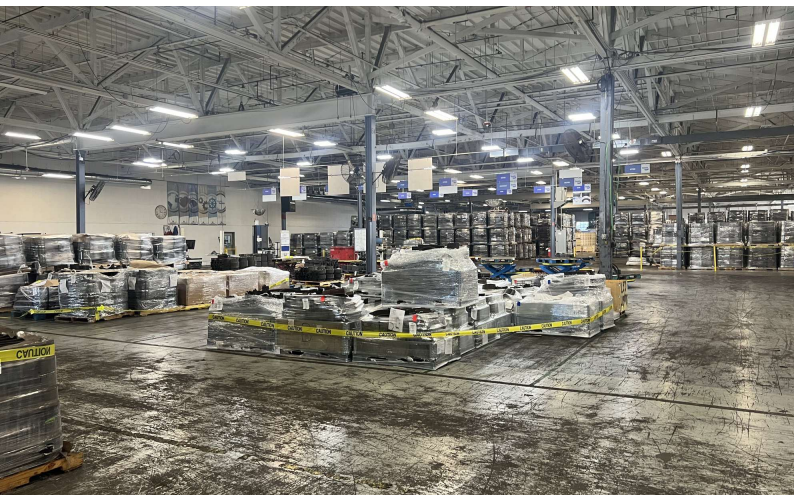
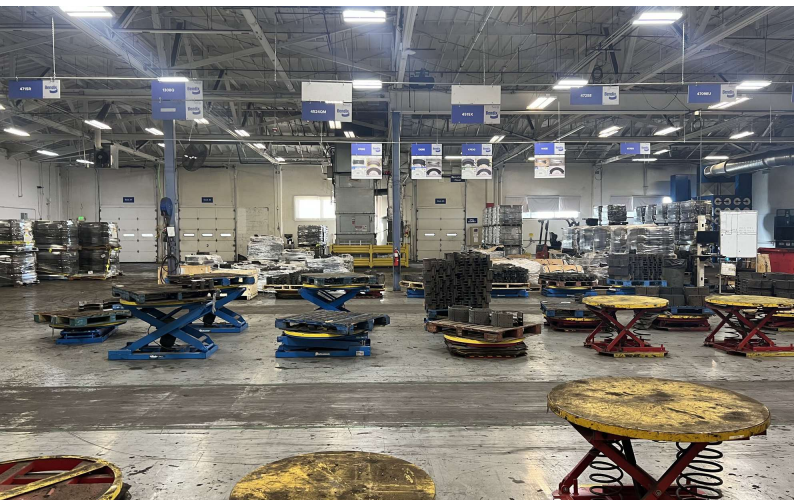
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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POPULATION

	25 MILES	50 MILES	100 MILES
Total Population	356,589	1,200,708	6,117,382
Average Age	38.8	39.0	39.0
Average Age (Male)	37.4	37.5	37.6
Average Age (Female)	40.2	40.5	40.2

HOUSEHOLDS & INCOME

	25 MILES	50 MILES	100 MILES
Total Households	158,871	527,753	2,668,380
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$61,652	\$62,772	\$69,426
Average House Value	\$127,714	\$135,579	\$156,827

2020 American Community Survey (ACS)

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