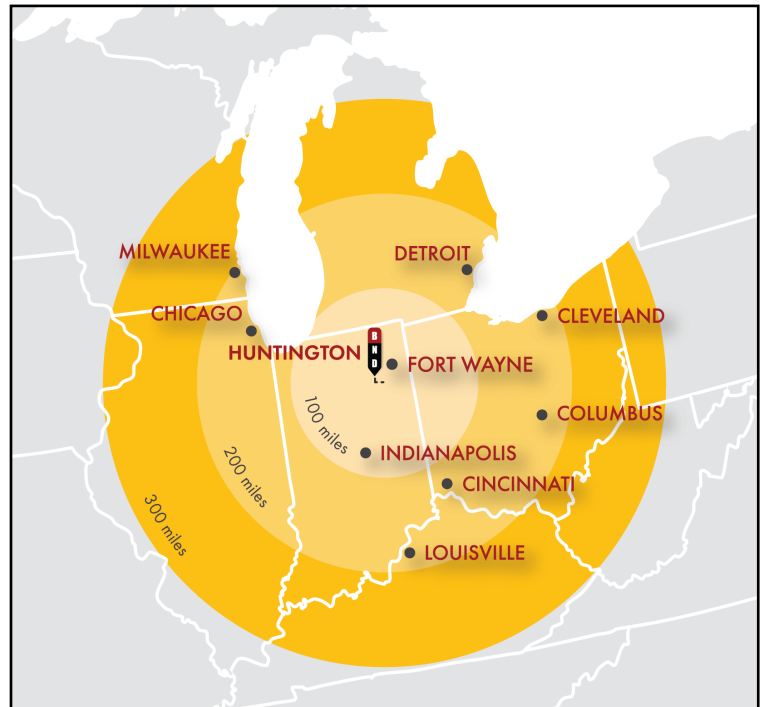


BND**COMMERCIAL****INDUSTRIAL > FOR SALE****9,880 SF****504 JACKSON STREET
HUNTINGTON, INDIANA****HIGHLIGHTS:****Total Building Space:** 9,880 SF**Acreage:** 1.72 Acres**Zoning:** 340 - Lt Manufacturing & Assembly**Ceiling Height:**
12' in smaller area
13' - 21' in larger area**Docks:** One - 8' x 8' with Leveler**Overhead Doors:** Two - 10' x 12'**Sale Price:** \$247,000.00**David W. Nugent, CCIM, SIOR**
Cell: (260) 704-3283
dn@bnd.net**Austin Hoskins**
Cell: (260) 705-2928
ah@bnd.net**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net**

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INDUSTRIAL > FOR SALE

9,880 SF

**504 JACKSON STREET
HUNTINGTON, INDIANA**



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INDUSTRIAL > FOR SALE
9,880 SF
504 JACKSON STREET
HUNTINGTON, INDIANA

Sale Information

Sale Price	\$247,000
Terms	Cash at closing
Annual Taxes	\$10,527 (3 parcels)
Tax Year / Pay Year	2025 / 2026

Property Highlights

Parcel Number	35-05-14-100-416.200-005; 35-05-14-100-416.000-005; 35-05-14-100-133.300-005
Address	504 Jackson Street
City / County / State / Zip	Huntington / Huntington Co / IN / 46750
Sale / Lease	Sale
Available Space	1,642 SF - Office 8,238 SF - Warehouse
Total Building Size	9,880 SF
Land Size	1.72 Acres
Zoning	340 - Light Manufacturing & Assembly
No. of Parcels	3
Dimensions	Irregular
Frontage	+/- 173' on Jackson Street +/- 206' on Franklin Street
Parking	Paved parking for +/- 10 vehicles
Rail Access	No
Nearest Highway	<1 mile to US Hwy 24 W
Distance to Interstate	+/- 14.5 miles to I-69
Distance to Airport	+/- 22 miles to Fort Wayne International Airport
Former Use	Manufacturing & Distribution

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.

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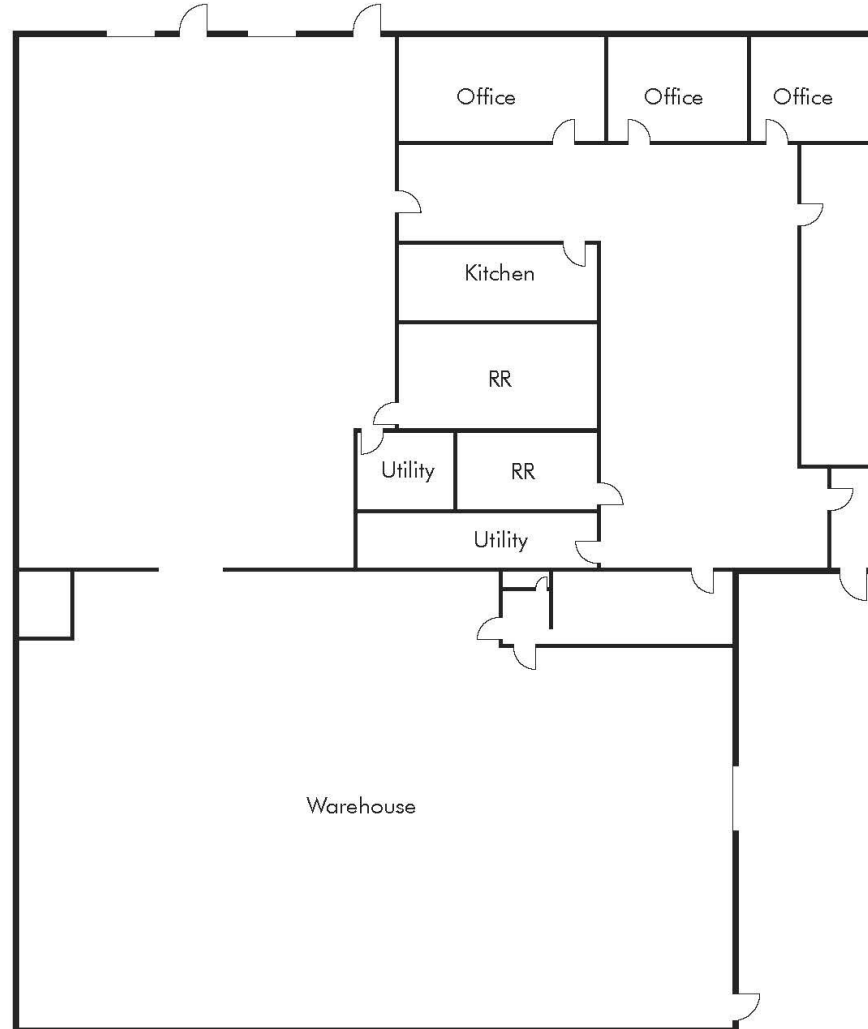
Building Information

Construction Type	Steel Frame
Construction Year	1951
Number of Floors	One
Roof	Metal
Foundation	Concrete
Floor Drain	Yes
Lighting	LED in smaller area LED/Fluorescent mix in larger area
Heating System	Hanging gas heaters in half of production area; boiler in half
Electric	240V 400A 3-Phase
Air Conditioning	Office only
Sprinkler System	None
Breakroom	Yes
Restrooms	1 in Warehouse 2 in Office area
Ceiling Height	12' in smaller area 21' peak & 13' eaves in larger area
Bay Spacing	Open
Docks	1 - 8' x 8' with Leveler
OH Doors	2 - 10' x 12'

Utilities

	Company
Gas	Vectren
Electric	Duke Energy
Water	City of Huntington
Sewer	City of Huntington

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BND**COMMERCIAL****INDUSTRIAL > FOR SALE****9,880 SF****504 JACKSON STREET
HUNTINGTON, INDIANA****Floor Plan****504 JACKSON ST - FLOOR PLAN**

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