

FOR SALE OR LEASE

# HUNTINGTON DISTRIBUTION CENTER

1515

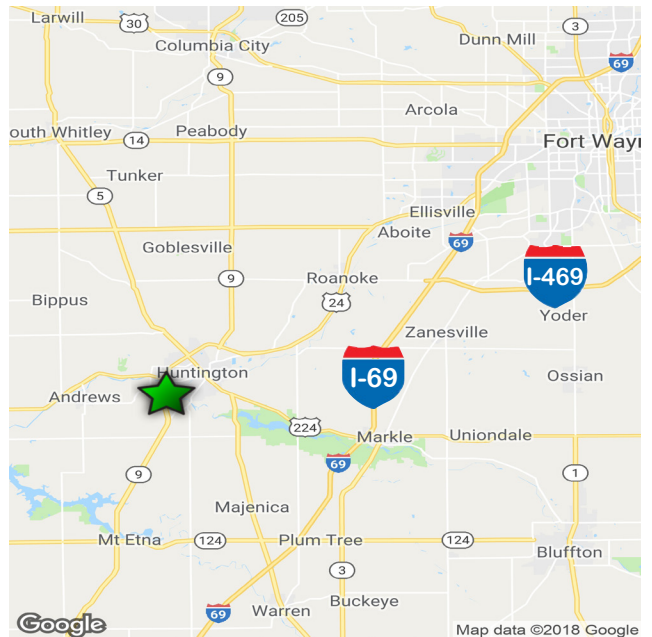
W. RIVERFORK DRIVE

Huntington, IN 46750



## BUILDING FEATURES

- + 5,619 SF - 1st Floor Office Space  
403,661 SF - Warehouse Space  
**409,280 SF - Total SF**  
3,814 SF - Mezzanine (not included in Total SF)
- + Three Suites Available For Lease
- + 42 Docks (various sizes); 2 Overhead Doors
- + Ceiling Height - 24' x 36' Clear
- + Heavy Power; Sprinklers
- + 12 Miles to I-69; 1.8 Miles to US 24 and Highway 224



## CONTACT US

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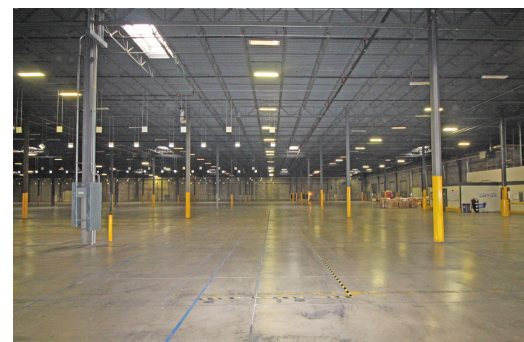
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# FOR SALE OR LEASE HUNTINGTON DISTRIBUTION CENTER

1515  
RIVERFORK DR. W.  
Huntington, IN 46750



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# INDUSTRIAL IMPROVED FOR SALE OR LEASE

Property Name                   Huntington Distribution Center  
 Address                         1515 Riverfork Drive W.  
 City, State, Zip               Huntington, IN 46750  
 County                         Huntington  
 Township                     Huntington  
 Parcel No.                    35-05-21-300-414-600-005  
 2017 Tax/Payable 2018       \$99,420.00



## SALE INFORMATION

Price                             \$7,776,000  
 Terms                         Cash at Closing

## LEASE INFORMATION

Lease Rate                     \$3.65  
 Lease Type                    NNN  
 Terms                         3 Years  
 Availability                  Immediately  
 Total Building Area         409,280  
 Total Available SF         409,280

## RESPONSIBLE PARTIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant
Exterior Walls	Landlord

## AVAILABLE UNITS

Unit No.	Warehouse SF	Office SF	Rate/SF/Yr	Monthly Rate	Overhead Doors	Docks	Other Info
Suite 1	126,683	4,766	\$3.65			18	3,814 SF Mezzanine
Suite 2	129,590	853	\$3.65		1	20	
Suite 3	147,335		\$3.65		1	4	

## BUILDING INFORMATION

Property Type                 Industrial/Warehouse  
 Year Built                    1974  
 No. of Stories                1, plus Mezzanine  
 Construction Type         Concrete/Masonry/Tilt-Up Concrete  
 Roof                         Membrane  
 Floor                         Concrete Slab  
 Heating                     Package System  
 A/C                         Office Only  
 Lighting                    T-5 Lighting / Fluorescent  
 Sprinklered                 Wet  
 Ceiling Height - Clear     24 - 36  
 Bay Space                    35 x 38 & 44 x 46  
 Electric Service             1600Amp/480/277 Volt

## UTILITIES

Electric Supplier             Duke Energy  
 Natural Gas Source         Vectren  
 Water & Sewer Source       Public

## SITE DATA

Site Acreage                   18.10  
 Zoning & Description        I2  
 Parking Description         Ample  
 Trailer Parking              Yes  
 Rail Service                  No  
 Nearest Interstate         12 Mi to I-69; 1.8 Mi to US24  
 Flood Zone                    No

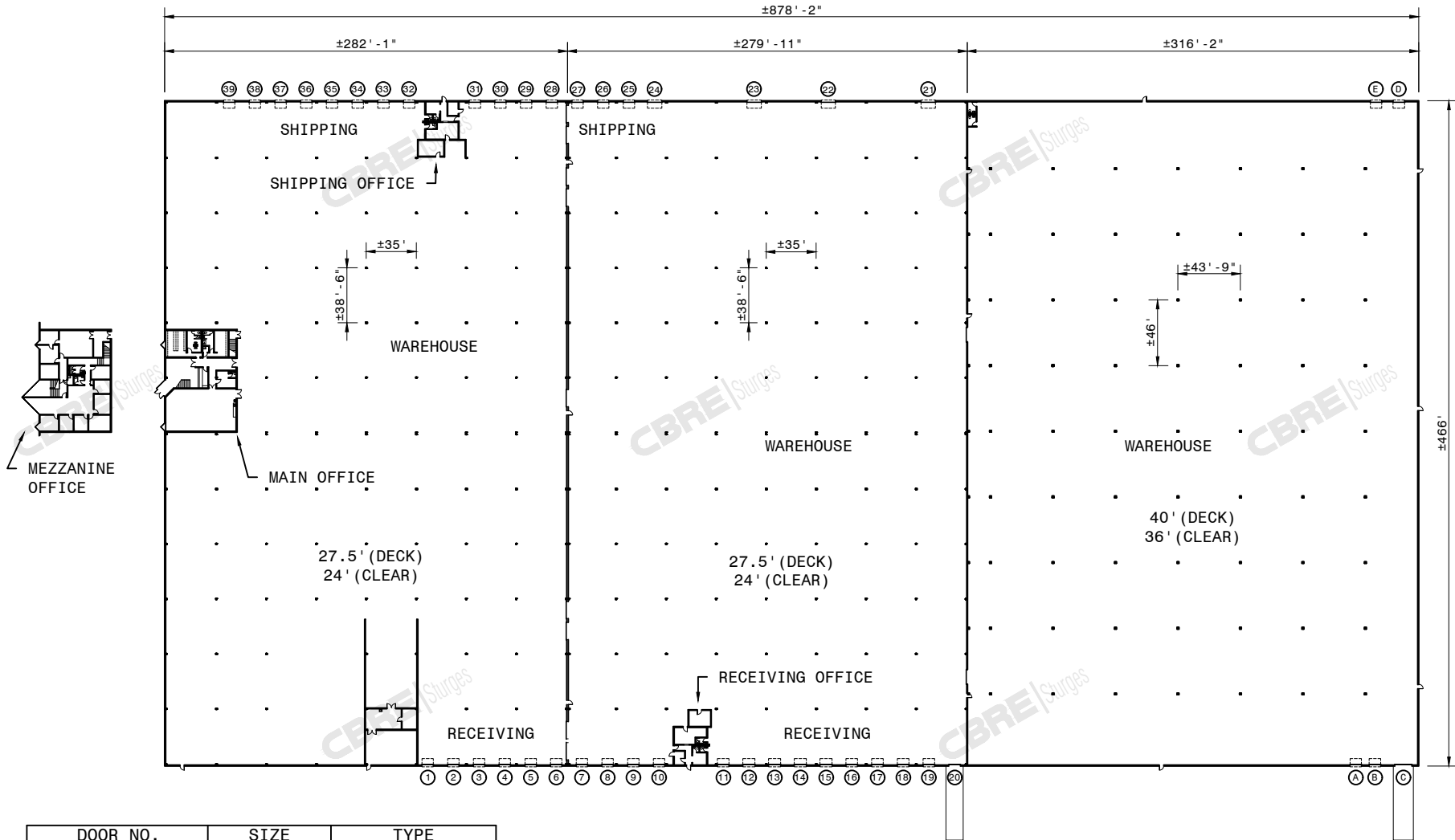
## ADDITIONAL INFORMATION

- Built in 1974, expanded in 2001
- Excellent condition
- + Sprinklered throughout / Heavy Power
- + Divisible into 3 separate sections

## CONTACT US

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DOOR NO.	SIZE	TYPE
1-11, 16-19, 25-38, A, B, D, E	8' x 8'	DOCK/LEVELER
12-15	8.5' x 10'	DOCK/LEVELER
20	8' x 8'	DRIVE-IN
C	12' x 16'	DRIVE-IN
21-24	10' x 10'	DOCK/LEVELER
39	8' x 9'	DOCK/LEVELER

1st FLOOR:  
 OFFICE = ±5,619 sf  
 WAREHOUSE = ±403,661 sf  
 TOTAL = ±409,280 sf  
 MEZZANINE:  
 OFFICE = ±3,814 sf

RIVERFORK DRIVE WEST PROPERTY(1515)

1515 RIVERFORK DRIVE WEST - HUNTINGTON, IN

File Name: RIVERFORK\_DRIVE\_1515\_F\_18

FLOOR PLAN

NOT TO SCALE

6/21/18





**RIVERFORK DRIVE WEST PROPERTY(1515)**

1515 RIVERFORK DRIVE WEST - HUNTINGTON, IN  
 File Name: RIVERFORK\_DRIVE\_1515\_S\_18

SITE PLAN

1"=150'

6/21/18



LAND AREA = 18.10 ac