

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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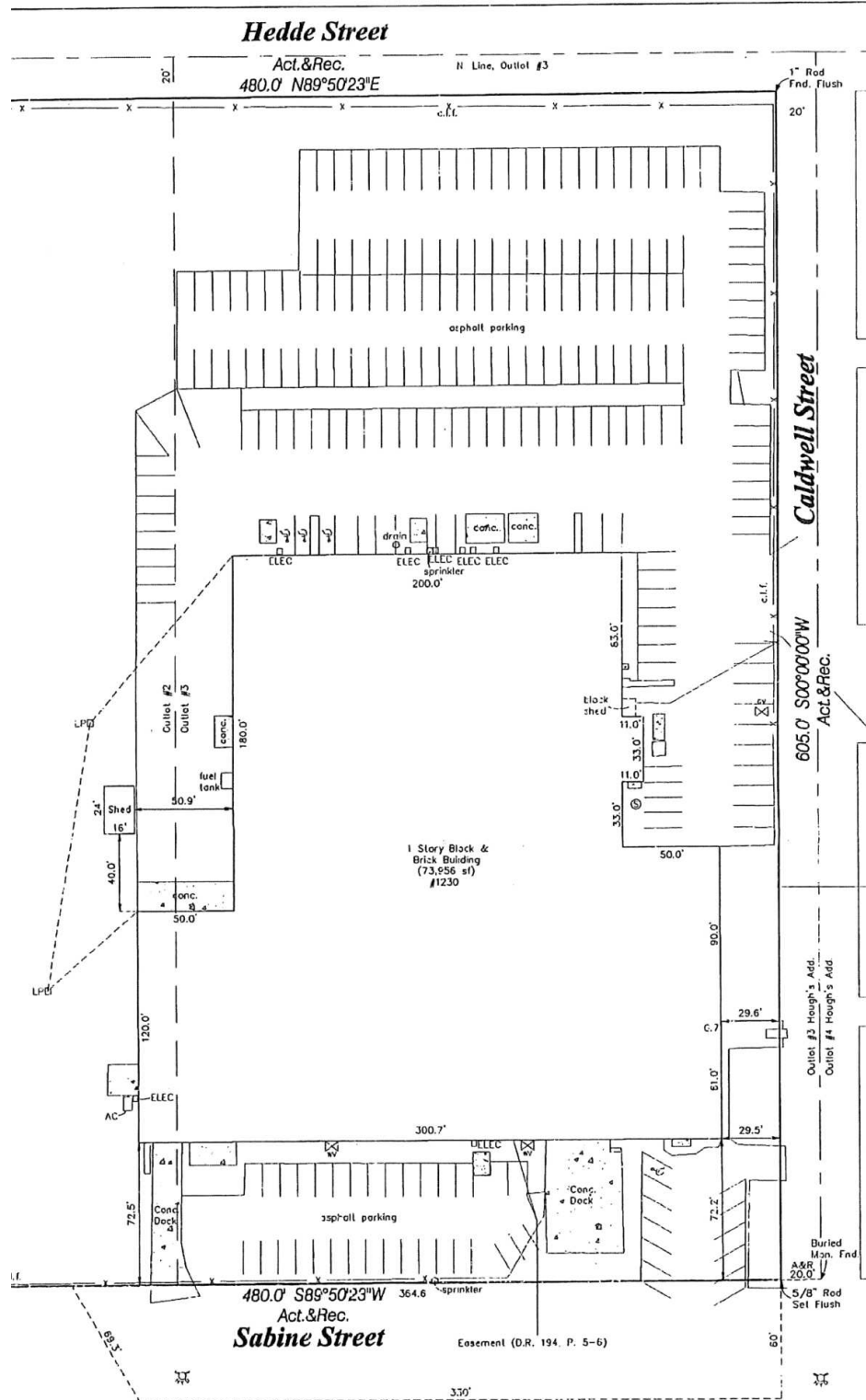
General Property Information			
Name	Sabine	Parcel Number	35-05-11-300-198.500-005
Address	1230 Sabine Street	Total Building SF	74,400 SF
City, State, Zip	Huntington, IN 46750	Acreage	6.63 AC
County	Huntington	Year Built	1965
Township	Huntington	Zoning	I-2
Parking	Asphalt Paving	Parking Spaces	229
Property 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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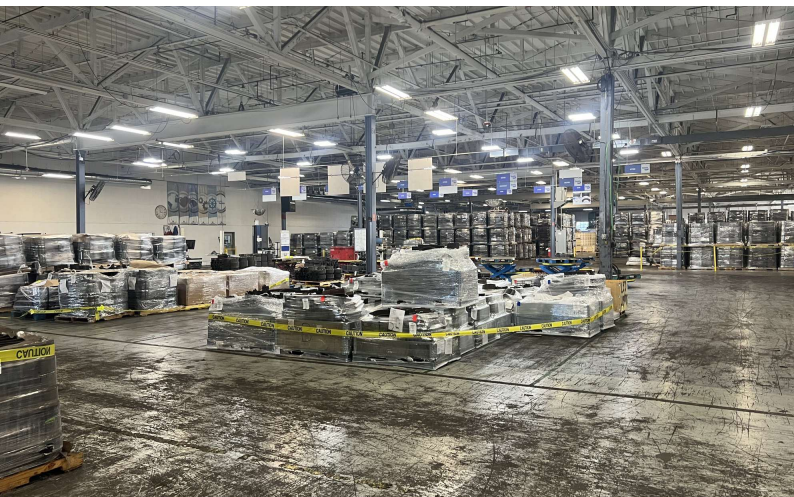
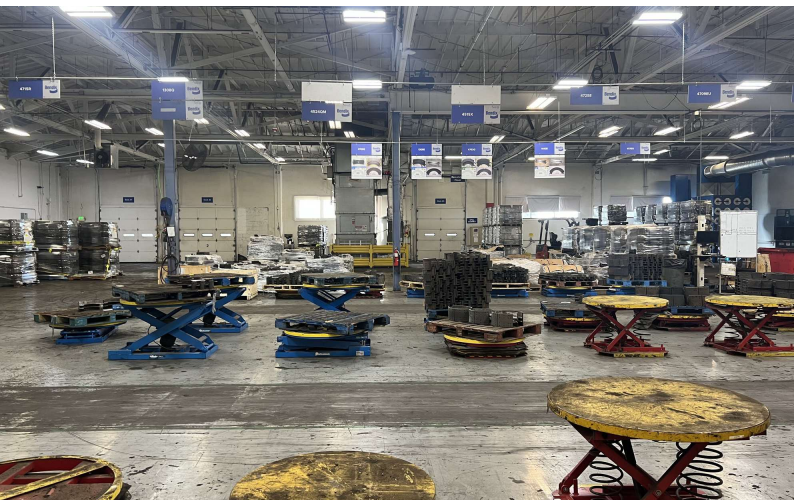


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POPULATION

	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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