

# HUNTERTOWN WAREHOUSE

*2410 MAIN ST, HUNTERTOWN, IN 46748*



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2410 Main St, Huntertown, IN 46748



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (NNN)
Building Size:	16,880 SF
Available SF:	5,920 SF
Year Built:	1986
Zoning:	I2

### PROPERTY OVERVIEW

Discover a premier leasing opportunity at this exceptional property in Huntertown, IN. Boasting modern industrial facilities and flexible floor plans, the property offers a prime location for a wide range of industrial and manufacturing operations. With state-of-the-art amenities, customizable spaces, and a focus on efficiency, this property is designed to meet the diverse needs of tenants. Ample parking, high ceilings, and convenient access to major transportation routes further enhance its appeal. Embrace the potential for growth and success in this strategically located industrial hub. Elevate your business to new heights at this sought-after property, where the perfect space awaits for your next venture.

### PROPERTY HIGHLIGHTS

- Open floor plan ready for all manufacturing needs
- 12' X 12' overhead door for easy truck access
- Well-insulated and great lighting throughout
- Large parking and turnaround area

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## PROPERTY PHOTOS



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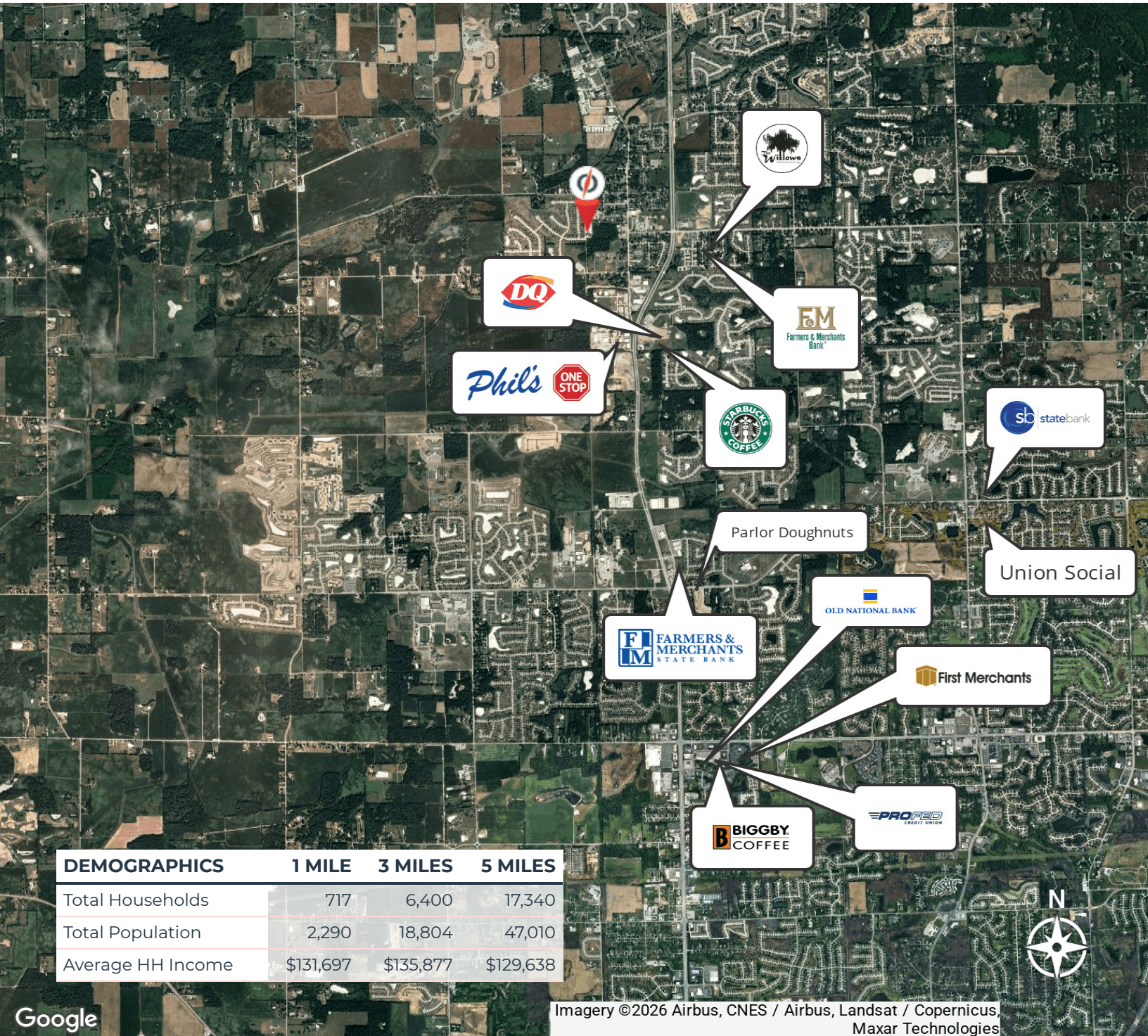
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## RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	717	6,400	17,340
Total Population	2,290	18,804	47,010
Average HH Income	\$131,697	\$135,877	\$129,638

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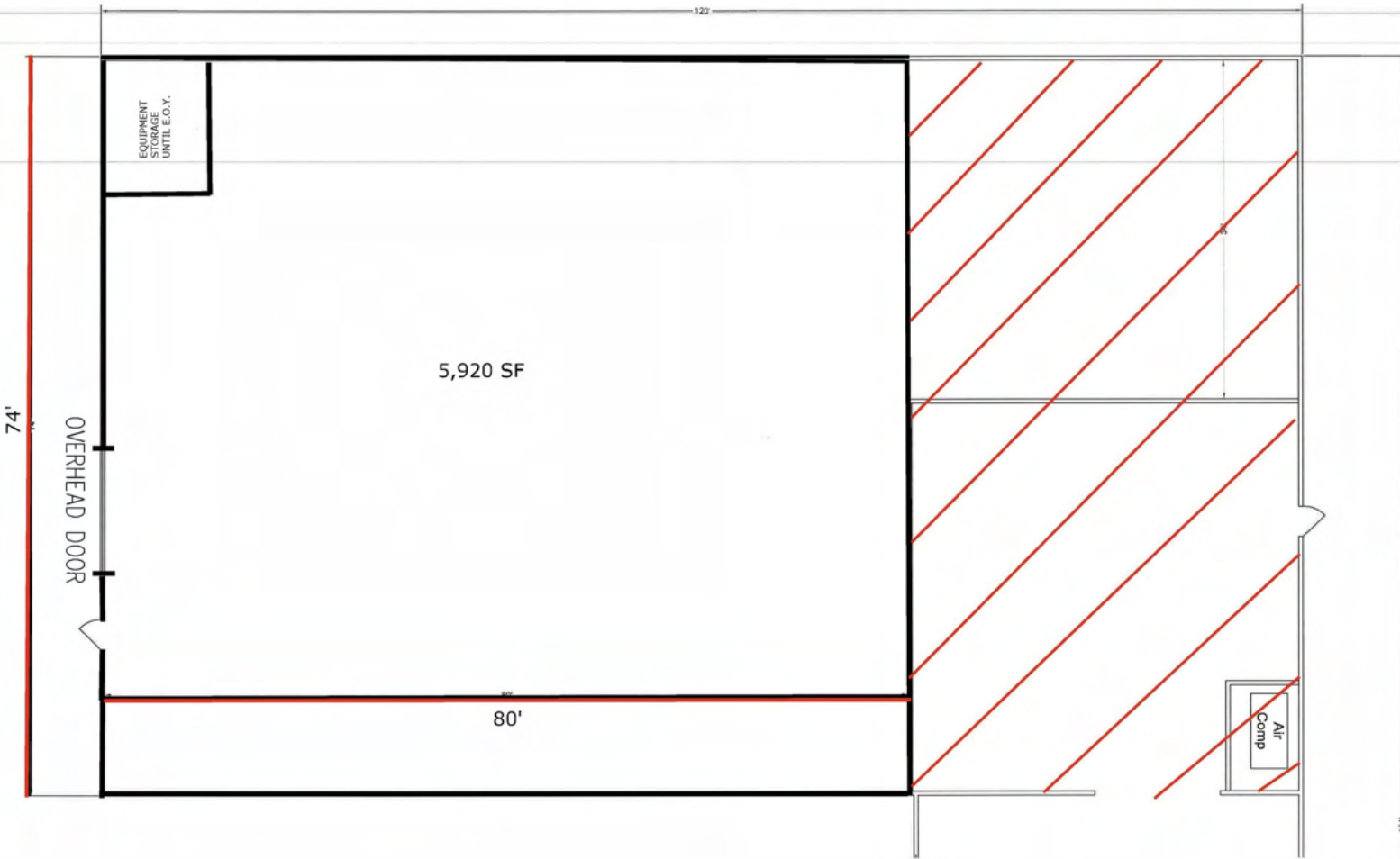
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## FLOOR PLANS



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## PROPERTY DETAILS

### LEASE RATE

**\$9.00 SF/YR (NNN)**

### LOCATION INFORMATION

Building Name	Huntertown Warehouse
Street Address	2410 Main St
City, State, Zip	Huntertown, IN 46748
County/Township	Allen/Perry

### BUILDING INFORMATION

Building Size	16,880 SF
Year Built	1986
Number Of Floors	1
Gross Leasable Area	5,920 SF
Construction Status	Existing
Number Of Buildings	1

### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I2
APN#	02-02-18-426-001.001-058
Corner Property	Yes

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