



FOR SALE/LEASE

22 COMMERCE DRIVE, HUNTINGTON, IN

SALE PRICE \$560,000

LEASE RATE \$5.50 SF/YR

PROPERTY HIGHLIGHTS

- SALE DETAILS
- Multi-tenant office/warehouse visible to US 24
- Excellent for retail, flex, or warehouse user
- Current tenant is Fastenal who has been a long term tenant and leases 5,150 SF through April 2024
- VACANT SPACE DETAILS
- 2,400 SF of office/showroom, 2,400 SF of mezzanine, and 3,520 SF of warehouse
- Building consists of 720 SF of common area with dock and overhead door access
- Three (3) offices, three (3) restrooms, and one (1) break-room
- One (1) Dock Door 10' x 10' and One (1) OHD 12' x 14'
- 15' Ceilings

TYLER BINKLEY

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE



22 COMMERCE DRIVE

Huntington, IN 46750



PROPERTY SUMMARY



LANDLORD OR TENANT EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Taxes & Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Sale Price:	\$560,000
Lease Rate:	\$5.50 SF/yr (NNN)
Available SF:	5,920 SF
Lot Size:	2.699 Acres
Building Size:	12,000 SF

SPACES	LEASE RATE	SPACE SIZE
20 Commerce Drive	\$5.50 SF/yr	5,920 SF



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LEASABLE UNIT PHOTOS



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RETAILER MAP



Google

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22 COMMERCE DRIVE

Huntington, IN 46750



PROPERTY DETAILS

SALE PRICE **\$560,000**
LEASE RATE **\$5.50 SF/YR (NNN)**

LOCATION INFORMATION

Street Address 22 Commerce Drive
City, State, Zip Huntington, IN 46750
County/Township Huntington/Huntington
Nearest Highway Hwy 24

BUILDING INFORMATION

Sale Price / SF \$46.67
Lease Rate / SF \$5.50
Lease Terms Triple Net
Tenancy 2 Units
Ceiling Height 15'
Construction Steel Frame
Parking 30+ Spaces
Dock (1) - 10' x 10'

PROPERTY DETAILS

Property Type Industrial
Property Subtype Flex Space
Building Size 12,000 SF
Lease Space Size 6,850 SF
Zoning Light Industrial
Year Build 1975
Year Renovated 1995
Lot Size 2.699 Acres
APN# 35-05-09-300-086.200-005
Traffic Count Highway 24 - 14,384 VPD

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