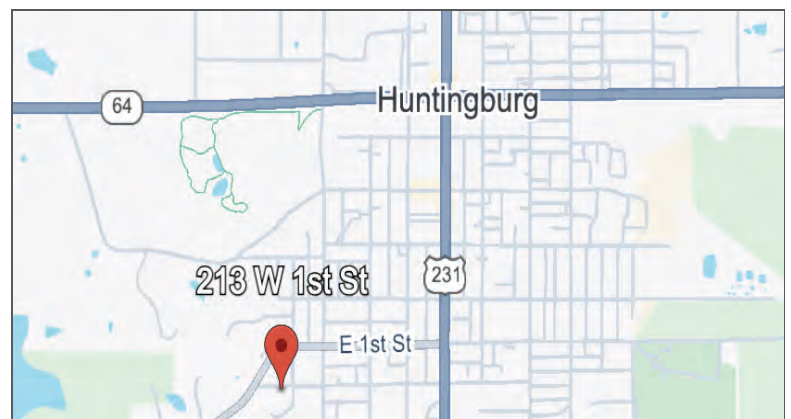




SPACIOUS & VERSATILE INDUSTRIAL OPPORTUNITY

For Sale or Lease
213 W 1st St
Huntingburg, IN 47542



www.Halakar.com

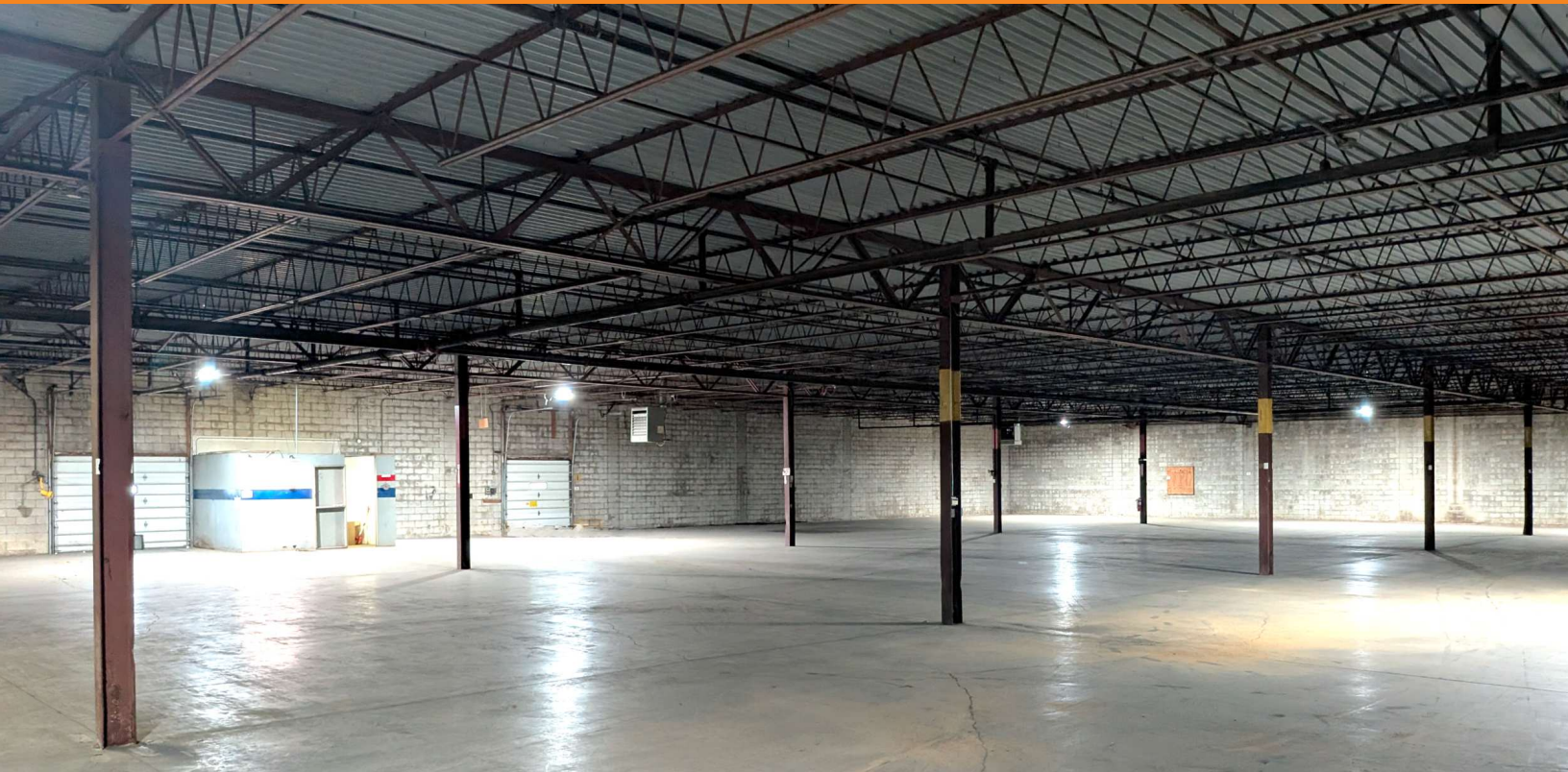
Joshua D. Abrams, CCIM | 317.324.1613 | Joshua@halakar.com
Colton Snodgrass, CCIM | 317.536.0218 | csnodgrass@halakar.com
Ben Bakhshi | 412.819.2531 | ben@herzlcapital.com

213 West 1st Street

Huntingburg, IN 47542

FOR SALE
OR LEASE

Executive Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	99,244 SF
Available SF:	9,600 - 99,244 SF
Lot Size:	5.74 Acres
Year Built:	1968
Zoning:	Industrial
Clear Height:	11' 6" - 13'

PROPERTY OVERVIEW

This is a compelling opportunity for businesses seeking a spacious industrial facility. The building is designed to accommodate large-scale operations with six loading docks and one drive-in door, facilitating efficient logistics and distribution. Ample parking is available for employees and trailers, with additional trailer parking potential. Located in Dubois County, the site benefits from convenient access to transportation routes and a strong local workforce.

PROPERTY HIGHLIGHTS

- Flexible Layout: Can be subdivided to suit a variety of industrial uses
- Dock & Drive-In Access: Multiple dock doors and one drive-in door support efficient operations
- Modern Lighting: Energy-efficient LED lighting throughout
- Small Town Advantage: Located in a supportive, lower-cost community with access to labor and transportation routes

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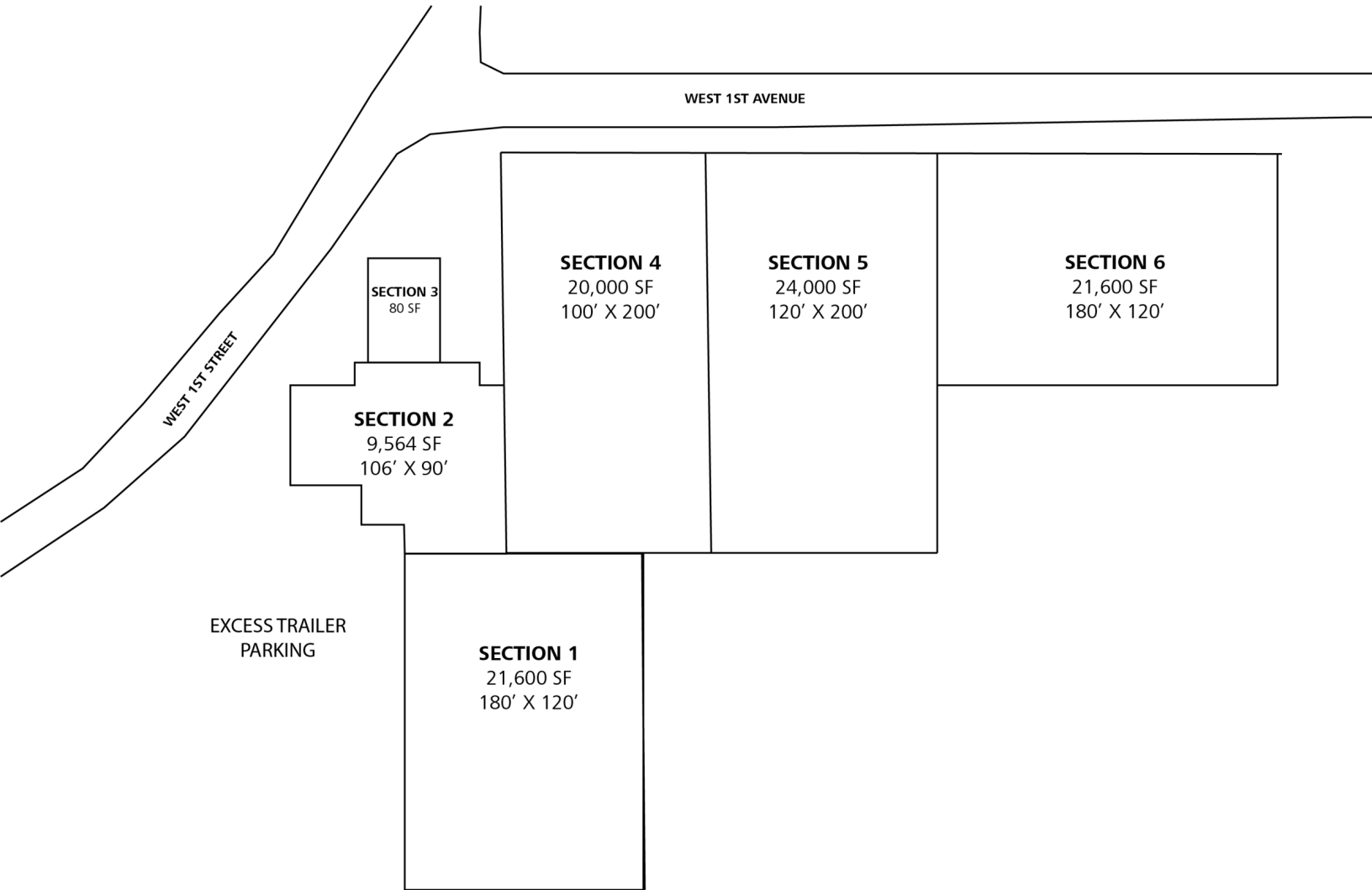
213 West 1st Street

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FOR SALE
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SITE PLAN

SUITE	DATE AVAILABLE	AVAILABLE SF	DOCKS	DRIVE-INS	CLEAR HEIGHT
213 West 1st Street	Immediately	9,600 - 99,244	6	1	11' 6" - 13'



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