Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Industrial history| Substantial square footage| 5 tracts |Open land | A blank canvas for what comes next

Former Crane Building Complex • Commercial • Investment • Redevelopment Opportunity

Think beyond what it was—and imagine what it could become!

For decades, this property served as the home of a crane and welding operation. Today, its substantial industrial buildings, distinctive brick architecture, separate office building and surrounding land present a rare opportunity for the next owner to write an entirely new chapter.



The unique opportunity is being offered in 5 tracts via Online Auction in the multi-par format so that buyers will have the flexibility to purchase individual tracts, a combination of tracts, or pursue the property in its entirety—creating opportunities for business owners, investors, developers and entrepreneurs alike.

Tract 1 is the centerpiece of the offering and includes the expansive former manufacturing and industrial complex. The property's vintage brick construction, large-scale building footprint, tall industrial spaces and unmistakable character provide the foundation for a wide variety of possibilities. An owner could explore returning the property to commercial or industrial use, while a more creative investor may envision an adaptive-reuse project that takes advantage of the building's historic industrial character.

Imagine a marketplace or vendor hall, loft-style apartments, mixed-use development, studios or maker spaces, event venue, retail concepts, storage, workshops, business incubator or an entirely new redevelopment concept. The possibilities are limited only by a buyer's vision—and, of course, applicable zoning, approvals and feasibility.

Tract 2 features the former main office building, providing a separate structure that could potentially complement the larger complex or serve an independent commercial purpose or office building for a new or current business.

Tracts 3, 4, & 5 consist of vacant land, creating additional flexibility for parking, expansion, outdoor space, future development or support acreage for the adjoining improvements. Tract 5 is designated as a Swing Tract and must be purchased in combination with an adjoining tract or by an adjoining landowner for access purposes.

What makes this offering particularly compelling is the ability to think beyond a traditional single-use industrial property. Purchase the pieces that complement your plans, assemble multiple tracts, or acquire the entire property and rethink the site as one comprehensive redevelopment.

The buildings are older and will require renovation and investment—but for the buyer who sees potential where others see the past, that may be precisely the opportunity.

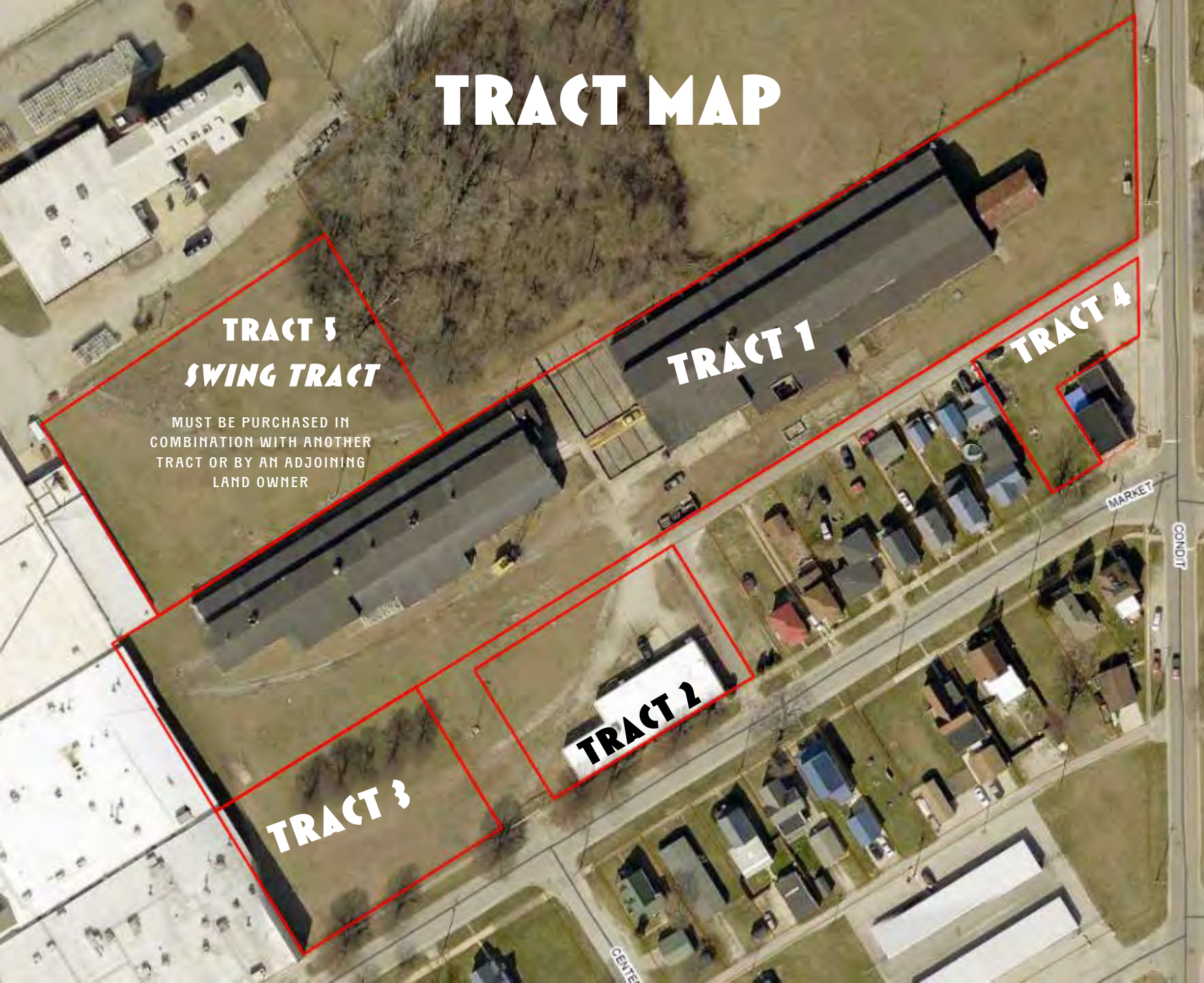


Industrial history. Substantial square footage. Multiple parcels. Open land. And a blank canvas for what comes next.

UNIQUE INDUSTRIAL PROPERTY — OFFERED IN 5 TRACTS

www.BidMetzger.com

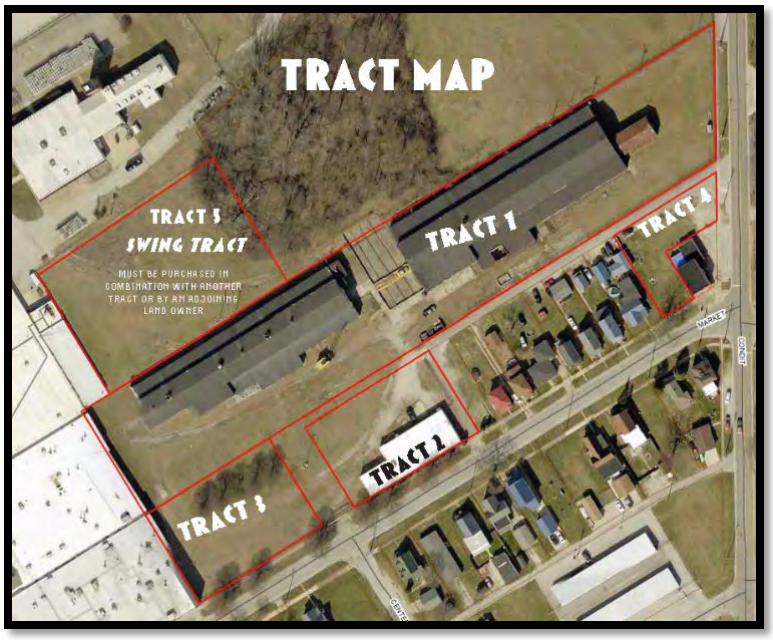
TRACT MAP


TRACT 5
SWING TRACT
MUST BE PURCHASED IN COMBINATION WITH ANOTHER TRACT OR BY AN ADJOINING LAND OWNER
TRACT 1
TRACT 4
TRACT 2
TRACT 3
MARKET
CONDIT

Unique Commercial & Redevelopment Opportunity – Offered in 5 Tracts

1244 E. Market Street, Huntington, IN 46750

- 4 Parcels totaling 6.5+/- Acres offered in 5 Tracts!
- Zoned I-2 -



- TRACT 1 – Former Manufacturing Complex
  - Large historic brick industrial/factory buildings
  - Expansive manufacturing space
  - Unique adaptive reuse & redevelopment potential

- TRACT 2 – Former Main Office
  - Stand-alone commercial office building
  - Potential for office, business or complementary use

- TRACT 3 – Vacant Land
  - Open ground
  - Potential parking, expansion, development or support land for adjoining tracts

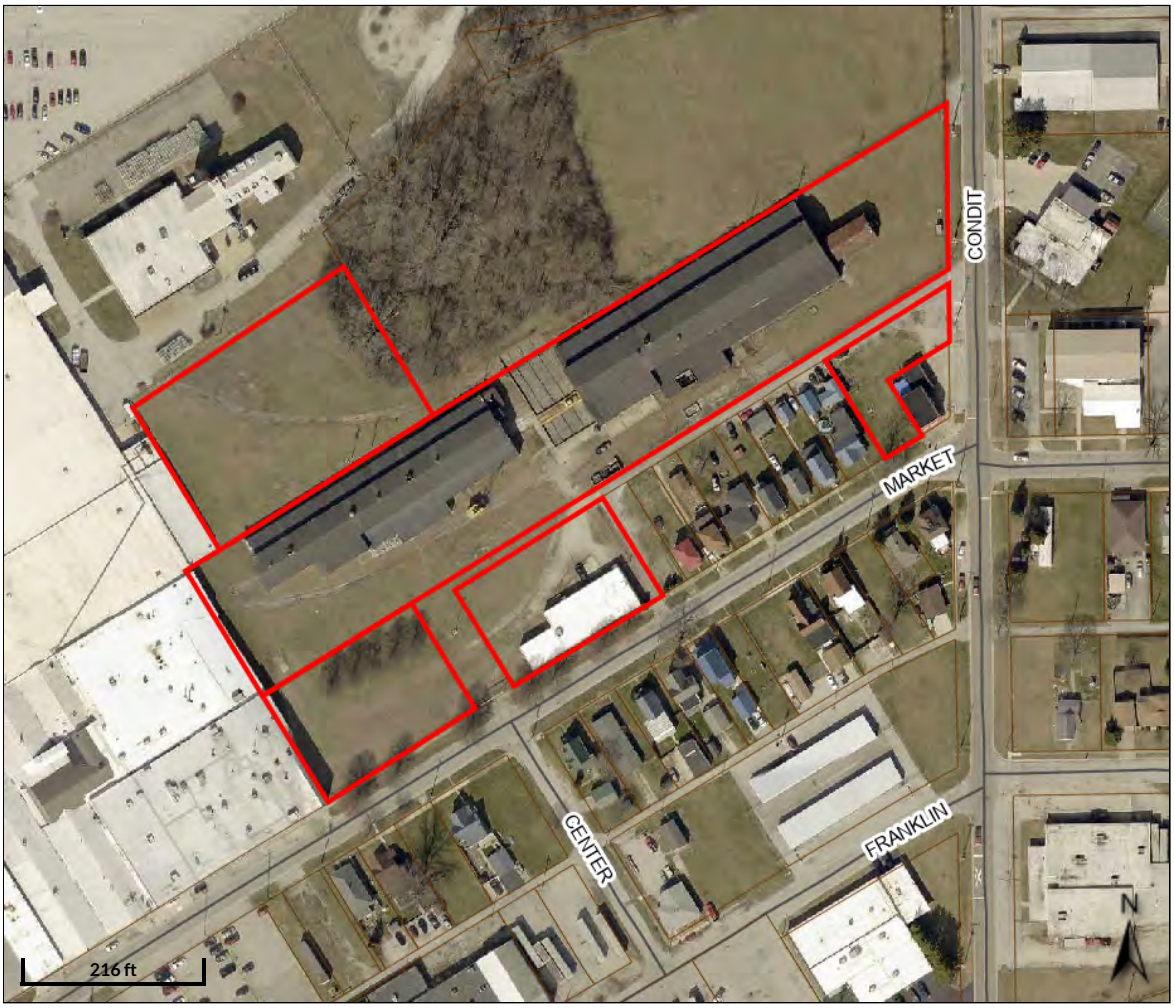
- TRACT 4 – Vacant Land
  - Open ground
  - Additional flexibility for parking, expansion, development or adjoining property use

- TRACT 5 – SWING TRACT
  - Vacant land
  - Must be purchased with an adjoining tract or by an adjoining landowner

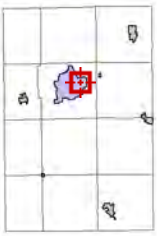




Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-14-200-459.400-005	**Alternate ID**	n/a	**Owner Address**	ORTON CRANE & SHOVEL CO
Sec/Twp/Rng	n/a	**Class**	Light Manufacturing & Assembly		Po Box 824
Property Address	1244 E Market St Huntington	**Acreage**	0.889		Huntington, IN 46750-0824

District HUNTINGTON CITY

Brief Tax Description 014-04594-00 EAST SIDE ADD PT LOT 26 (PLT A) & LOTS 27, 36, 37, 34 & 35
(Note: Not to be used on legal documents)

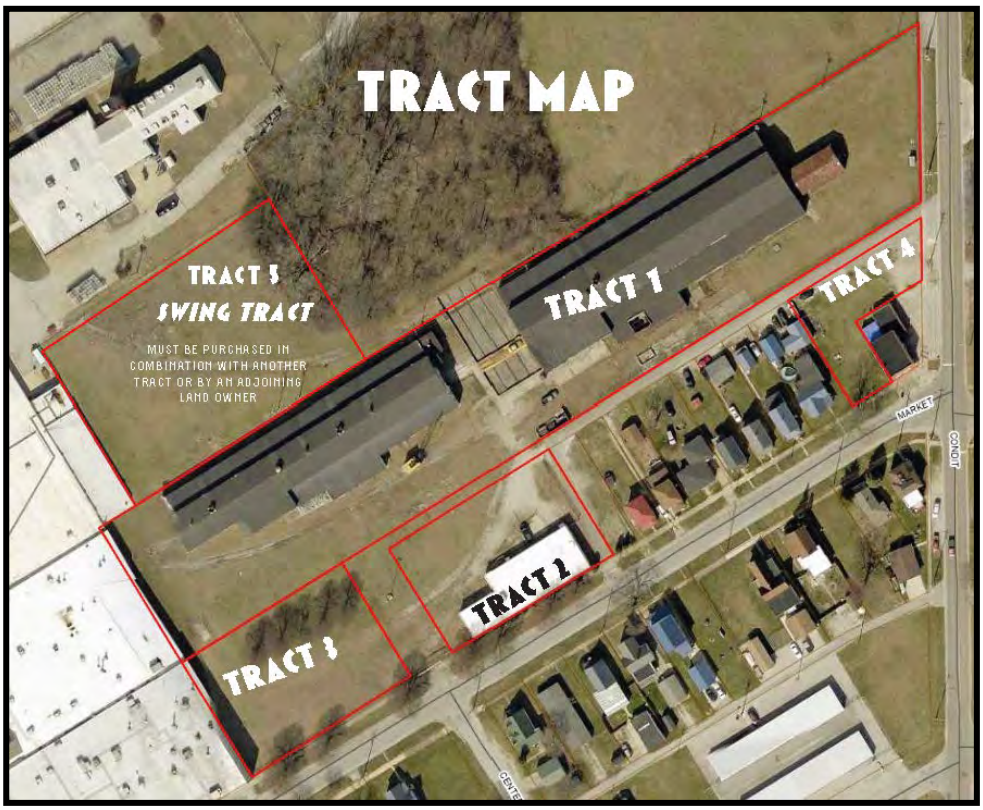
Date created: 5/19/2026
Last Data Uploaded: 5/18/2026 7:24:12 PM

Developed by SCHNEIDER GEOSPATIAL

Auction Details

Terms & Conditions

UNIQUE COMMERCIAL, INDUSTRIAL PROPERTY & REDEVELOPMENT OPPORTUNITY — OFFERED IN 5 TRACTS
Former Crane & Welding Complex | Commercial • Investment • Redevelopment Opportunity



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Industrial history. Substantial square footage. Multiple parcels. Open land. And a blank canvas for what comes next.

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION: TUES. NOVEMBER 10th • 6 pm

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Unique Commercial & Redevelopment Opportunity – Offered in 5 Tracts

This property will be offered at Online Auction on Tuesday, November 10, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 4% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% per tract will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 11, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $5,052.00. Metzger Property Services LLC, Chad Metzger, Neal Snyder, and their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Tues., November 10, 2026 • Bidding begins closing out at 6 pm

Open House: Sunday, November 1st | 1-2 pm EST

Auction Manager: Neal Snyder, call/text 260.358.7923

www.BidMetzger.com

Property COMMERCIAL **Stat** Active **CDO** 0 **DOM** 0 **Auctio** Yes

MLS 202641802 1244 E Market Street Huntington I 46750 **Stat** Active **L** $0



Are Huntington County **Parcel** 35-05-14-200-459.300-005 **Ty** Industrial
Cross **Ag** 1
REO N **Short Sale** No

Legal 4 Parcels: 014-04593-00 PT NE SEC 14 3.60A PER ORD VACATED CENTER ST &
Directio From Sabine go South on Condit, property lays between Condit & Market St.

Inside City Y **City** I2 **County** **Zoning** medium-to-heavy Industrial

Remarks Unique Commercial & Redevelopment Opportunity — Offered in 5 Tracts via Online Auction on Tues. Nov. 10th at 6 pm! Former crane & welding complex featuring substantial vintage industrial buildings, a separate former office building & additional vacant land. Tract 1 includes the expansive manufacturing complex with distinctive brick architecture & tremendous adaptive-reuse potential. Explore continued commercial or industrial use or bring a new vision for a marketplace, mixed-use project, apartments, studios, event space, storage or other redevelopment. Tract 2 is the former office building, which has a main office area with overhead doors in the back for even more versatility. Tracts 3, 4, & 5 provide vacant land for potential parking, expansion or development. Tract 5 is a Swing Tract

Agent Remarks ONLINE AUCTION: Tues. Nov. 10th at 6 pm OPEN HOUSE: Nov. 1st from 1-2 pm Tract 5 is a Swing Tract and must sell with an adjoining tract or to an adjoining landowner for access. Bid individually, in combination or on the entirety. Full Terms in Docs.

Se L **Townshi** Huntington **Lot** 6.5200 / 284,011 / 800x390 **Sr** N
Year 1912 **Ag** 114 **Ne** No **Years** 1908 **Exteri** Block, Brick **Foundatio** Slab, Other
Const Brick & Block **Total #** 4 **Storie** 1.0 **Total** 2
Bldg #1 Total Above Gd 26,424 **Total Below Gd** 0 **Story** 1 **Finished Office** 0
Bldg #2 Total Above Gd 34,990 **Total Below Gd** 0 **Story** 1 **Finished Office** 0
Bldg #3 Total Above Gd 6,120 **Total Below Gd** 0 **Story** 1 **Finished Office**
Location **Fire** City, Public **Fire** No

Bldg Height
Interior Block, Other
Flooring Concrete, Mixed, Tile
Road City
Currently Lsd No

Roof Material Flat, Rubber, Shingle
Ceiling 21
Parking Gravel, Lot, Off-Street,
Equipment No
Enterprise No

Int Height 21
Column unknown
Water City
Well Type
Sewer City
Fuel / Heating Gas, Forced Air, Radiant
Cooling Central Air
Burglar No
Channel
Water Frtg

SALE INCLUDES Building, Land
INTERNAL ROOMS Manufacture, Office, Storage, Warehouse
SPECIAL FEATURES 110 Volts, 220 Volts, Single Phase, Three Phase, Fenced, Overhead Door 1, Overhead Door 2, RR Siding, Alley, Compressed Air Lines, Office Space, Overhead

Water **Water** **Lake Type**
Water Features None
Auctio Yes **Auctioneer Name** Chad Metzger **Auctioneer License** AC31300015
Occupancy **Owner**
Financin **Existing** **Proposed** **Excluded** None
Annual $5,052 **Exemptio** No Exemptions **Year Taxes** 20 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** at closing
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Showingtime or Open House
List 10/8/202 **Exp** 12/31/20 **Publish to** Ye **Show Addr to** Ye **Allow** Y **Show** Ye
IDX Y **Contract** Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer **Seller Concession**
Virtual **Type of**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Selling**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.



Average Utilities

Utility	Company	Average Amount
		Annual
Gas	Vectren	$ 2300.00
Electric	Duke	$ 1900.00
Water	City Utilities (one bill)	$ 1100.00
Septic/Sewer		$
HOA		$ N/A
Other		$
Additional Notes		

TRACT 1

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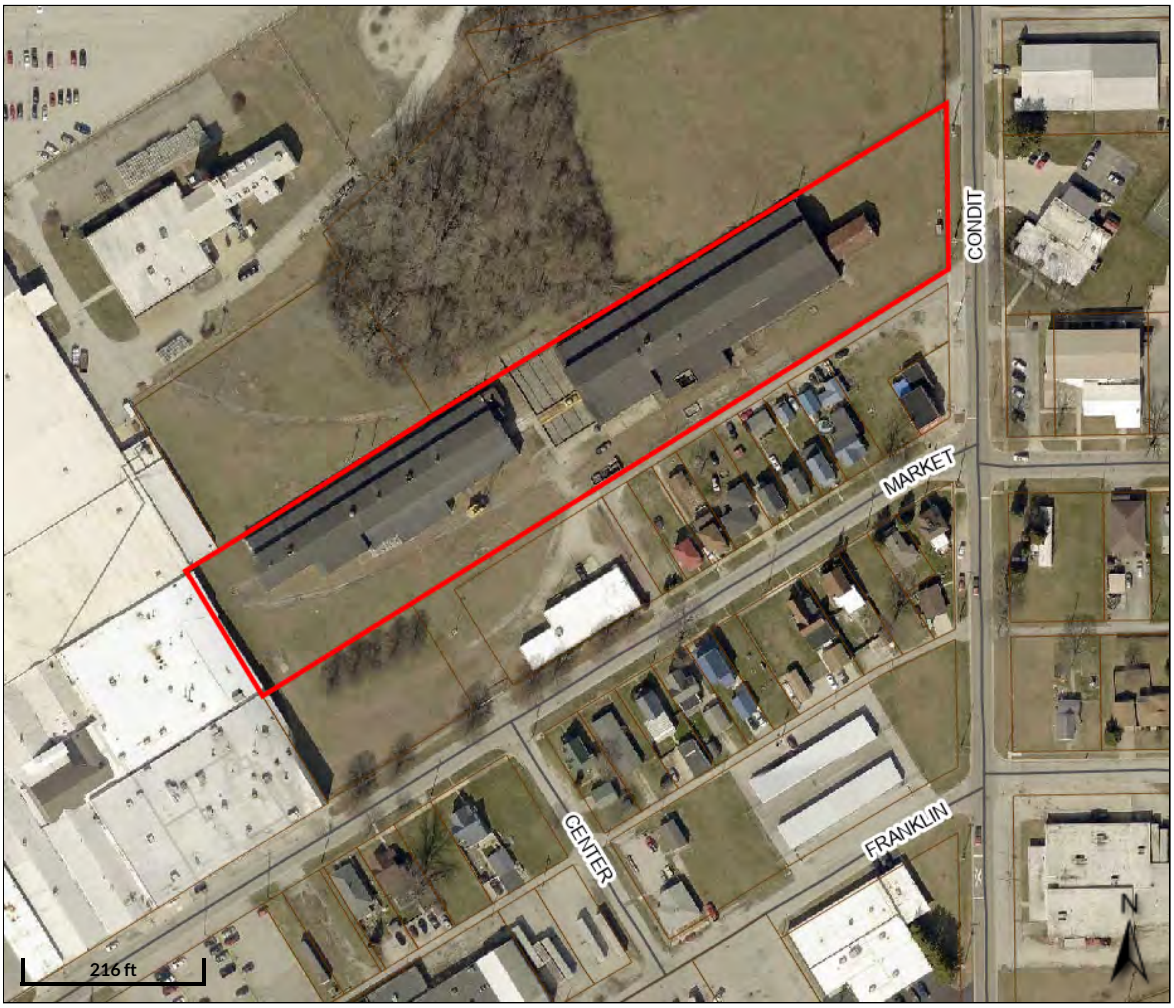
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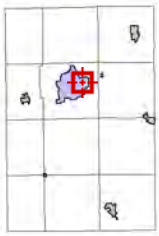
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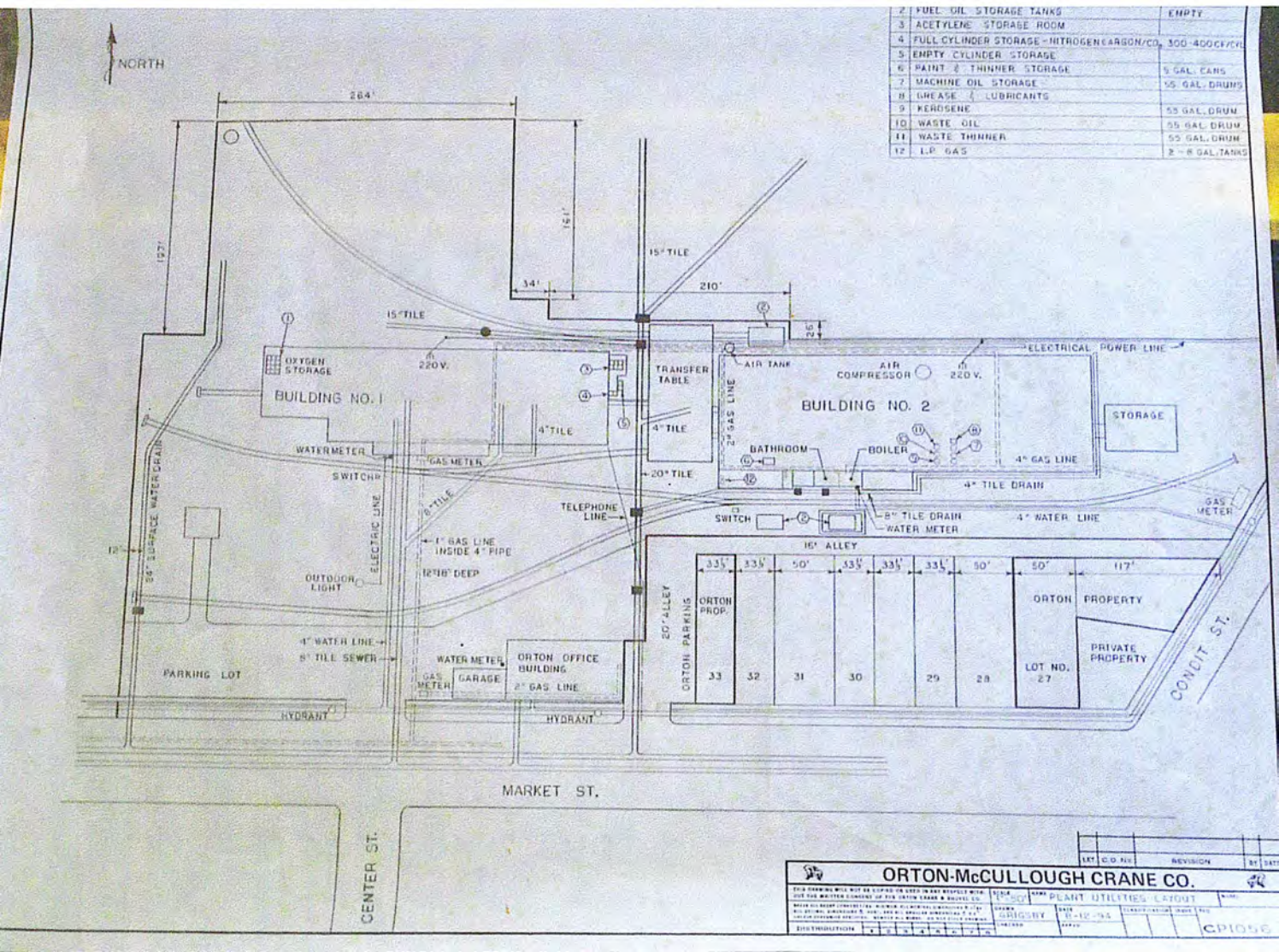
Parcel ID	35-05-14-200-459.300-005	**Alternate ID**	n/a	**Owner Address**	Orton Crane & Shovel Co
Sec/Twp/Rng	n/a	**Class**	Light Manufacturing & Assembly		Po Box 824
Property Address	1244 E Market St Huntington	**Acreage**	3.6		Huntington, IN 46750-0824

District HUNTINGTON CITY

Brief Tax Description 014-04593-00 PT NE SEC 14 3.60A PER ORD VACATED CENTER ST
(Note: Not to be used on legal documents)

Date created: 5/19/2026
Last Data Uploaded: 5/18/2026 7:24:12 PM

Developed by SCHNEIDER GEOSPATIAL



2	FUEL OIL STORAGE TANKS	EMPTY
3	ACETYLENE STORAGE ROOM	
4	FULL CYLINDER STORAGE - NITROGEN & ARGON/CO₂	300-400 CF/CYL
5	EMPTY CYLINDER STORAGE	
6	PAINT & THINNER STORAGE	5 GAL. CANS
7	MACHINE OIL STORAGE	55 GAL. DRUMS
8	GREASE & LUBRICANTS	
9	KEROSENE	55 GAL. DRUM
10	WASTE OIL	55 GAL. DRUM
11	WASTE THINNER	55 GAL. DRUM
12	L.P. GAS	2 - 8 GAL. TANKS

NO.	C.O. NO.	REVISION	BY	DATE

ORTON-McCULLOUGH CRANE CO.

SCALE	50'	NAME	PLANT UTILITIES LAYOUT
DRAWN	GRIGSBY	DATE	6-12-96
DISTRIBUTION			CP1056

General Information

Parcel Number
35-05-14-200-459.300-005

Local Parcel Number

Tax ID:

Routing Number
227-14

Property Class 340
Light Manufacturing & Assembly

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3553332-005
HTGN CITY A3 LT UTIL ST B1960

Section/Plat
14

Location Address (1)
1244 E Market St
Huntington, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography

Flood Hazard ☐

Public Utilities

ERA ☐

Streets or Roads

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2024

Ownership

Orton Crane & Shovel Co
PO Box 824
Huntington, IN 46750

Legal

014-04593-00 PT NE SEC 14 3.60A PER ORD
VACATED CENTER ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Orton Crane & Shovel		WD	/		I

Notes

9/13/2023 CY24: CYCLICAL REASSESSMENT 2024
NO CHANGE

2/2/2017 CY17: CYCLICAL REASSESSMENT 2017
UPDATE OBSO AND LAND BASE RATE/USE

3/24/2016 ChID: Previous parcel_id: 0140459300

1/1/1900 CY20: CYCLICAL REASSESSMENT 2020

Industrial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/02/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$61,200**	**$61,200**	**$61,200**	**$61,200**	**$61,200**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$61,200	$61,200	$61,200	$61,200	$61,200
Improvement	**$216,800**	**$161,700**	**$117,100**	**$117,100**	**$119,700**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$216,800	$161,700	$117,100	$117,100	$119,700
Total	**$278,000**	**$222,900**	**$178,300**	**$178,300**	**$180,900**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$278,000	$222,900	$178,300	$178,300	$180,900

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	3.6000	1.00	$20,000	$20,000	$72,000	-15%	1.0000	0.00	0.00	100.00	$61,200

Land Computations

Calculated Acreage	3.60
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.60
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.60
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$61,200
Total Value	**$61,200**

Data Source N/A **Collector** **Appraiser**

General Information

Occupancy	C/I Building	**Pre. Use**	Light Utility Storage
Description	C/I Building C 01	**Pre. Framing**	Fire Resistant
Story Height	1	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(14'),2(848')	
Heating				
A/C				
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	5	5
Total	0	0	5	5

Roofing

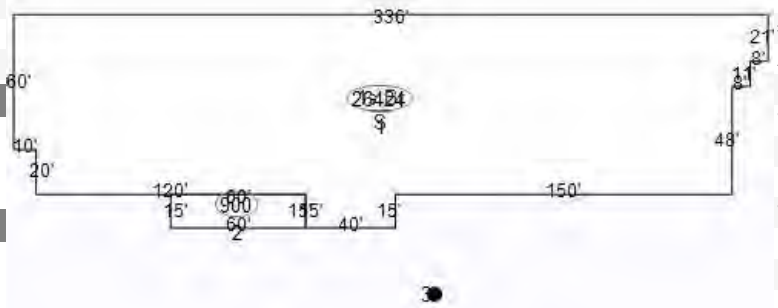
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$2,174,332**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$2,185,232**
Plumbing	$10,900	Quality (Grade)	0.80
Other Plumbing	$0	Location Multiplier	0.96
Special Features	$0	**Repl. Cost New**	**$1,678,258**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCI	GCI	GCI
Use	LUTLSTOR	LUTLSTOR	LUTLSTOR
Use Area	13000 sqft	13000 sqft	424 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	49.2%	49.2%	1.6%
Eff Perimeter	862'	862'	862'
PAR	3	3	3
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz|dpth			
Floor	1	1	1
Wall Height	21'	21'	10'
Base Rate	**$75.49**	**$75.49**	**$75.49**
Frame Adj	$0.00	$0.00	($17.12)
Wall Height Adj	$12.76	$12.76	($3.23)
Dock Floor	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00
Adj Base Rate	**$88.25**	**$88.25**	**$55.14**
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	**$88.25**	**$88.25**	**$55.14**
Interior Finish	$0.00	$0.00	$0.00
Partitions	($1.87)	($2.49)	$0.00
Heating	($3.29)	($3.29)	($3.29)
A/C	$0.00	$0.00	$0.00
Sprinkler	$0.00	$0.00	$0.00
Lighting	$0.00	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00	$0.00
GCK Adj.	$0.00	$0.00	$0.00
S.F. Price	**$83.09**	**$82.47**	**$51.85**
Sub-Total			
Unit Cost	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00
Total (Use)	**$1,080,219**	**$1,072,126**	**$21,986**

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Brick	D	1912	1912	114	P		0.96		26,424 sqft	$1,678,258	80%	$335,650	75%	100%	1.000	1.000	0.00	0.00	100.00	$83,900
2: COALBIN C	1	SV	C	1912	1912	114	P		0.96		900 sqft		80%		0%	100%	1.000	1.000	0.00	0.00	100.00	$0
3: Fencing C 01	1	7 Gauge	C	1950	1950	76	P	$0.08	0.96	$0.07	1100' x 0'	$76	80%	$20	0%	100%	1.000	1.000	0.00	0.00	100.00	$100

General Information

Occupancy	C/I Building	**Pre. Use**	Light Manufacturing
Description	C/I Building C 02	**Pre. Framing**	Fire Resistant
Story Height	1	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 2(906')	
Heating			12150 sqft	
A/C				
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	6	6
Total	0	0	6	6

Roofing

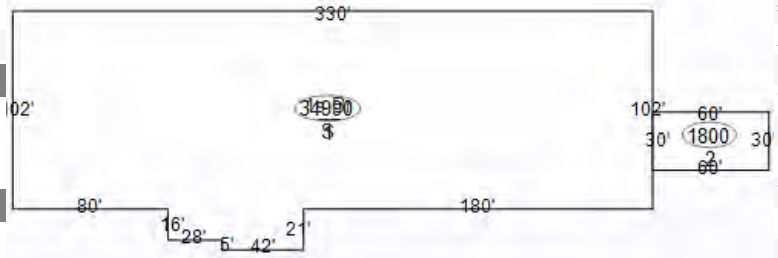
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$3,446,245**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$3,459,325**
Plumbing	$13,080	Quality (Grade)	0.80
Other Plumbing	$0	Location Multiplier	0.96
Special Features	$0	**Repl. Cost New**	**$2,656,762**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCI	GCI
Use	LMFG	LUTLSTOR
Use Area	17495 sqft	17495 sqft
Area Not in Use	0 sqft	0 sqft
Use %	50.0%	50.0%
Eff Perimeter	906'	906'
PAR	3	3
# of Units / AC	0 / N	0 / N
Avg Unit sz|dpth		
Floor	1	1
Wall Height	22'	22'
Base Rate	**$108.55**	**$75.59**
Frame Adj	$0.00	$0.00
Wall Height Adj	$14.64	$14.64
Dock Floor	$0.00	$0.00
Roof Deck	$0.00	$0.00
Adj Base Rate	**$123.19**	**$90.23**
BPA Factor	1.00	1.00
Sub Total (rate)	**$123.19**	**$90.23**
Interior Finish	$0.00	$0.00
Partitions	($11.12)	$0.00
Heating	($2.03)	($3.29)
A/C	$0.00	$0.00
Sprinkler	$0.00	$0.00
Lighting	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00
GCK Adj.	$0.00	$0.00
S.F. Price	**$110.04**	**$86.94**
Sub-Total		
Unit Cost	$0.00	$0.00
Elevated Floor	$0.00	$0.00
Total (Use)	**$1,925,230**	**$1,521,015**

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 02	1	Brick	D	1922	1922	104	F		0.96		34,990 sqft	$2,656,762	80%	$531,350	75%	100%	1.000	1.000	0.00	0.00	100.00	$132,800
2: UTLSTG C	1	SV	C	1922	1922	104	VP		0.96		1,800 sqft		85%		0%	100%	1.000	1.000	0.00	0.00	100.00	$0

TRACT 2

UNIQUE COMMERCIAL, INDUSTRIAL PROPERTY & REDEVELOPMENT OPPORTUNITY — OFFERED IN 5 TRACTS

Former Crane & Welding Complex | Commercial • Investment • Redevelopment Opportunity



Tract 2 features the former main office building, providing a separate structure that could potentially complement the larger complex or serve an independent commercial purpose or office building for a new or current business. Two sides of entry, street entry into the main office area and then the backside has walk-in doors & includes overhead doors for added convenience!

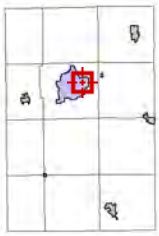


Metzger
Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-14-200-459.400-005	**Alternate ID**	n/a	**Owner Address**	ORTON CRANE & SHOVEL CO
Sec/Twp/Rng	n/a	**Class**	Light Manufacturing & Assembly		Po Box 824
Property Address	1244 E Market St Huntington	**Acreage**	0.889		Huntington, IN 46750-0824

District HUNTINGTON CITY

Brief Tax Description 014-04594-00 EAST SIDE ADD PT LOT 26 (PLT A) & LOTS 27, 36, 37, 34 & 35
(Note: Not to be used on legal documents)

Date created: 9/25/2026
Last Data Uploaded: 9/24/2026 7:36:12 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-14-200-459.400-005

Local Parcel Number

Tax ID:

Routing Number
227-2

Property Class 340
Light Manufacturing & Assembly

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3553332-005
HTGN CITY A3 LT UTIL ST B1960

Section/Plat
14

Location Address (1)
1244 E Market St
Huntington, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography

Flood Hazard ☐

Public Utilities

ERA ☐

Streets or Roads

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2024

Ownership

Orton Crane & Shovel Co
PO Box 824
Huntington, IN 46750

Legal

014-04594-00 EAST SIDE ADD PT LOT 26 (PLT A) & LOTS 27, 36, 37, 34 & 35

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Orton Crane & Shovel		WD	/		I

Notes

9/13/2023 CY24: CYCLICAL REASSESSMENT 2024
CHANGED GRADE & EFF AGE

1/9/2020 CY20: CYCLICAL REASSESSMENT 2020
CORRECTED LAND ENTRY TO LOTS PER LEGAL
REMOVED OBSO FROM BLDG

1/1/1900 CY16: CYCLICAL REASSESSMENT 2016

Industrial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/02/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$19,400**	**$19,400**	**$19,300**	**$19,300**	**$19,300**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$19,400	$19,400	$19,300	$19,300	$19,300
Improvement	**$96,000**	**$80,200**	**$60,800**	**$57,900**	**$59,200**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$96,000	$80,200	$60,800	$57,900	$59,200
Total	**$115,400**	**$99,600**	**$80,100**	**$77,200**	**$78,500**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$115,400	$99,600	$80,100	$77,200	$78,500

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F		200	200x132	1.00	$100	$100	$20,000	-15%	1.0000	0.00	0.00	100.00	$17,000
Fci	F		50	50x132	1.00	$10	$10	$500	-15%	1.0000	0.00	0.00	100.00	$430
Rci	F		0	98x56x131	0.23	$100	$23	$2,254	-15%	1.0000	0.00	0.00	100.00	$1,920

Land Computations

Calculated Acreage	0.88
Actual Frontage	250
Developer Discount	☐
Parcel Acreage	0.89
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.89
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$19,400
Total Value	**$19,400**

Data Source N/A **Collector** **Appraiser**

General Information

Occupancy	C/I Building	**Pre. Use**	Light Utility Storage
Description	C/I Building C 01	**Pre. Framing**	Wood Joist
Story Height	1	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(384')	
Heating			6120 sqft	
A/C			1320 sqft	
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	2	4
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	2	2
Total	0	0	4	6

Roofing

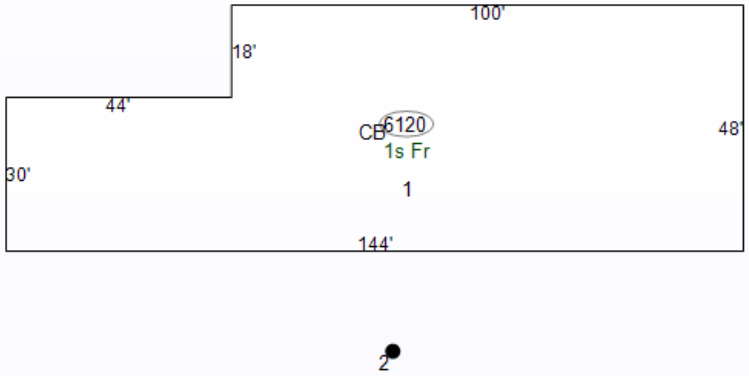
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCI	GCI
Use	LUTLSTOR	INDOFF
Use Area	4800 sqft	1320 sqft
Area Not in Use	0 sqft	0 sqft
Use %	78.4%	21.6%
Eff Perimeter	384'	384'
PAR	6	6
# of Units / AC	0 / N	0 / N
Avg Unit sz|dpth		
Floor	1	1
Wall Height	12'	12'
Base Rate	**$89.91**	**$127.40**
Frame Adj	($16.29)	($15.83)
Wall Height Adj	($3.90)	$0.00
Dock Floor	$0.00	$0.00
Roof Deck	$0.00	$0.00
Adj Base Rate	**$69.72**	**$111.57**
BPA Factor	1.00	1.00
Sub Total (rate)	**$69.72**	**$111.57**
Interior Finish	$0.00	$0.00
Partitions	$0.00	$0.00
Heating	$0.00	$0.00
A/C	$0.00	$0.00
Sprinkler	$0.00	$0.00
Lighting	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00
GCK Adj.	$0.00	$0.00
S.F. Price	**$69.72**	**$111.57**
Sub-Total		
Unit Cost	$0.00	$0.00
Elevated Floor	$0.00	$0.00
Total (Use)	**$334,656**	**$147,272**

Special Features

Description	Value

Other Plumbing

Description	Value
1 x Ref Wat Cooler	$2100

Building Computations

Sub-Total (all floors)	**$481,928**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$497,108**
Plumbing	$13,080	Quality (Grade)	1.00
Other Plumbing	$2,100	Location Multiplier	0.96
Special Features	$0	**Repl. Cost New**	**$477,224**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Wood Fr	C	1973	1983	43	A		0.96		6,120 sqft	$477,224	80%	$95,440	0%	100%	1.000	1.000	0.00	0.00	100.00	$95,400
2: Fencing C 01	1	Aluminiu	C	1950	1950	76	A	($0.08)	0.96	$9.32	300' x 0'	$2,796	80%	$560	0%	100%	1.000	1.000	0.00	0.00	100.00	$600

Total all pages $96,000 **Total this page** $96,000

TRACTS 3, 4, 5

Vacant Land Parcels

UNIQUE COMMERCIAL, INDUSTRIAL PROPERTY & REDEVELOPMENT OPPORTUNITY — OFFERED IN 5 TRACTS

Former Crane & Welding Complex | Commercial • Investment • Redevelopment Opportunity





Tracts 3, 4, & 5 consist of vacant land, creating additional flexibility for parking, expansion, outdoor space, future development or support acreage for the adjoining improvements.

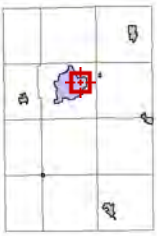


Tract 5 is designated as a **Swing Tract** and must be purchased in combination with an adjoining tract or by an adjoining landowner for access purposes. This lays in the NW corner of the property.

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-14-200-459.500-005	**Alternate ID**	n/a	**Owner Address**	ORTON CRANE & SHOVEL CO
Sec/Twp/Rng	n/a	**Class**	Vacant Land		Po Box 824
Property Address	E Market St Huntington	**Acreage**	n/a		Huntington, IN 46750-0824
District	HUNTINGTON CITY				
Brief Tax Description	014-04595-00 EAST SIDE ADD LOTS 38, 39, 40 &41 (Note: Not to be used on legal documents)				

Date created: 5/19/2026
Last Data Uploaded: 5/18/2026 7:24:12 PM

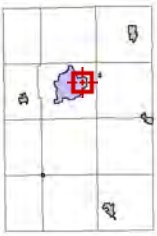
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TRACT 3

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-14-200-459.400-005	**Alternate ID**	n/a	**Owner Address**	ORTON CRANE & SHOVEL CO
Sec/Twp/Rng	n/a	**Class**	Light Manufacturing & Assembly		Po Box 824
Property Address	1244 E Market St Huntington	**Acreage**	0.889		Huntington, IN 46750-0824

District HUNTINGTON CITY

Brief Tax Description 014-04594-00 EAST SIDE ADD PT LOT 26 (PLT A) & LOTS 27, 36, 37, 34 & 35
(Note: Not to be used on legal documents)

Date created: 9/25/2026
Last Data Uploaded: 9/24/2026 7:36:12 PM

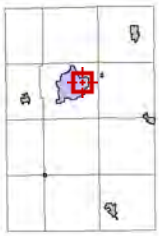
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TRACT 4

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-14-200-459.700-005	**Alternate ID**	n/a	**Owner Address**	ORTON CRANE & SHOVEL CO
Sec/Twp/Rng	n/a	**Class**	Vacant Land		Po Box 824
Property Address	E Market St Huntington	**Acreage**	1.38		Huntington, IN 46750-0824

District HUNTINGTON CITY

Brief Tax Description 014-04597-00 EWINGS O L PT LOT 3 1.38A & EWINGS O L PT LOT 6
(Note: Not to be used on legal documents)

Date created: 5/19/2026
Last Data Uploaded: 5/18/2026 7:24:12 PM

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TRACT 5

SWING TRACT, MUST BE PURCHASED IN COMBINATION WITH AN ADJOINING TRACT OR BY AN ADJOINING LAND OWNER

BRIEF COMPANY OVERVIEW OF ORTON-MCCULLOUGH CRANE CO.

UNDERSTANDING MY COMPANY

The Orton and Steinbrenner Company was organized in 1908. Mr. Harry G. Steinbrenner was President, Mr. Philo A. Orton Sr. was the secretary-treasurer.

Mr. Orton Sr. graduated from the University of Cincinnati with a Master of Science in Civil Engineering. He then worked in a machine shop, and taught math and calculus at the University of Cincinnati. Mr. Orton then started designing bridges and became Designing Engineer for McMyler Interstate Company of Cleveland. It was here that he became acquainted with H. G. Steinbrenner.

The two men worked together, and designed a crane. They had no factory of their own, so they contracted the Dobi Foundry and Machine Company of Niagara Falls to build the cranes for them. The first cranes were four-wheelers and steam-powered. The demand for these cranes were so great that Dobi soon lost pace, and the contract was given to Calumet Engineering Company of Harvery, Illinois, but this, too, proved unsatisfactory.

Orton And Steinbrenner incorporated in September of 1910, and started looking for a site on which to build their own plant. They considered Freeport, IL; Wabash, IN; and Huntington, IN. The Huntington Factory Fund Association was successful in getting the plant located in Huntington.

The plant was started that fall and completed early in 1911. Production began May 1, 1911. The plant measured 80' x 160' but was soon enlarged. Later a second shop was built, along with two additional warehouses.

During World War One, they built cranes for industrial plants, and railroads, and shipped cranes to France and Russia. After the war, the company was the first in the field to build the road-wheel crane, and the crawling tread crane.

In 1923, Orton bought out Steinbrenner, and changed the name to the Orton Crane and Shovel Company.

When Orton Sr. died, Judge Covelli was elected President.

In 1962, John McCullough bought out Mrs. Orton's share, and the company became the Orton-McCullough Crane Company.

The present office building in Huntington was built in 1970. Until this time, Order Control operated out of a house near the plant. The engineers were located in Chicago, and then above the United Public Service building on Cherry Street. Then in 1970, everything was combined in the present office building. The home office is still located in Oakbrook, IL. The officers of the company are here, and the financial end of the company is run at Oakbrook.

Orton's main and only business is making rail locomotive cranes. Because there is only a few crane companies, sales have been made all over the world. Orton cranes can be seen operating in France, Germany, Mexico, Canada, South America, Pakistan, India, and many other countries. Orton is also one of the few companies in which every crane is made to the specifications of the customer. Therefore, every crane is unique, and built to meet the needs of each company buying the crane. Orton also offers a repair service in case of parts wearing out or breaking down. A representative is also sent with the cranes to demonstrate operations and instruct on proper care of the crane.

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
    - Click the green "Register" button
    - Choose username
    - Enter your password
    - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
    - Click on Next Step
    - Click the empty box to Agree to the Auction Terms and Conditions
    - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
    - **This card will be charged $1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
    - **We WILL NOT charge your card if you are the winning bidder**
    - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

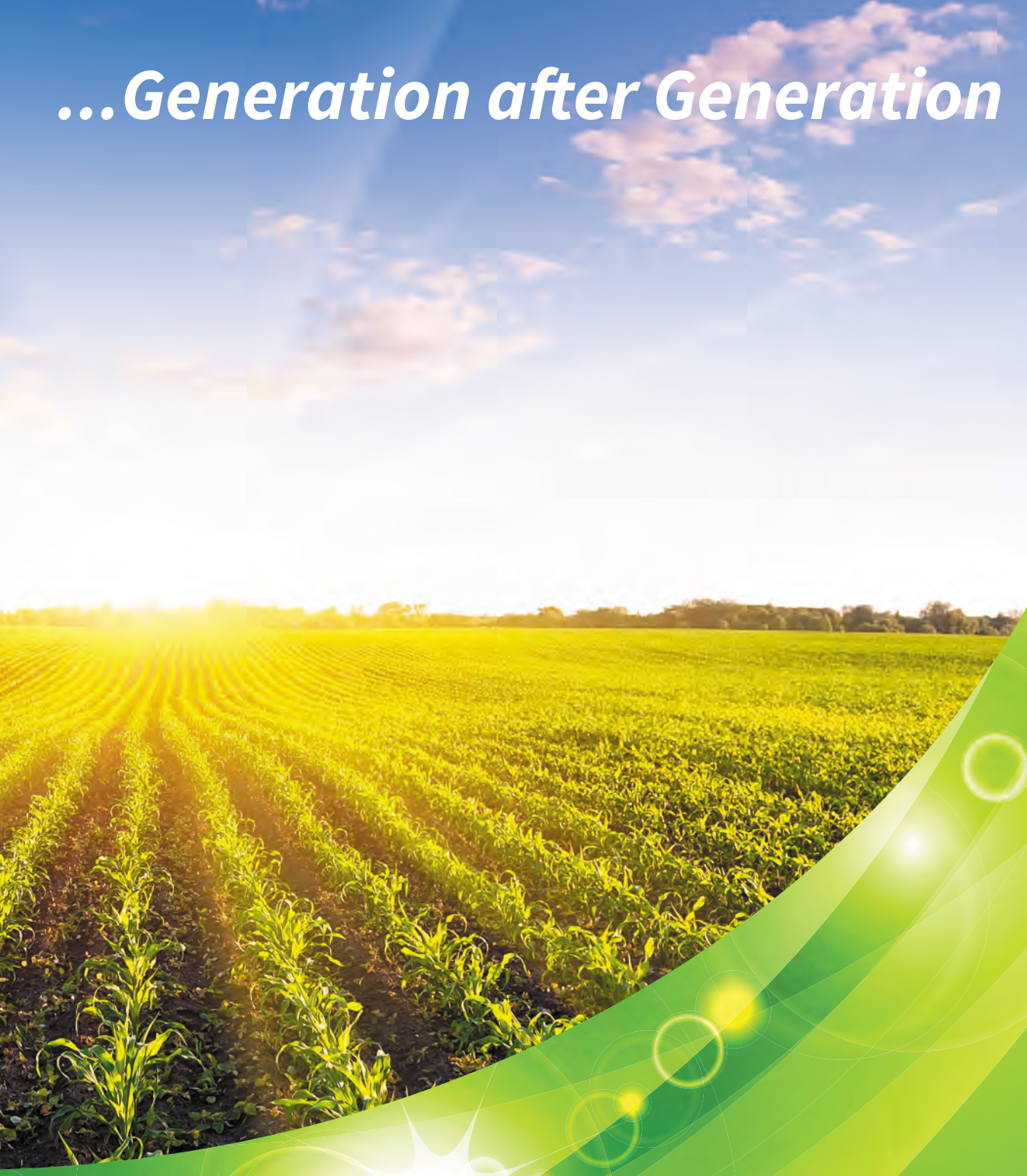
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with 260.982.0238 or info@metzgerauction.com

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