

Listings 09/17/2026

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| Property                                                                         | COMMERCIAL  |                                                                                                   | Stat | Active  | CDO                      | 30    | DOM    | 30     | Auctio    | No       |
|----------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------|------|---------|--------------------------|-------|--------|--------|-----------|----------|
| MLS                                                                              | 202633679   | 75 S Main Street                                                                                  |      | Andrews | I                        | 46702 | Stat   | Active | L         | \$39,900 |
|  | Are         | Huntington County                                                                                 |      | Parcel  | 35-04-23-300-020.700-003 |       |        | Ty     | Warehouse |          |
|                                                                                  | Cross       |                                                                                                   |      |         |                          |       |        | Ag     | 1         |          |
|                                                                                  | REO         | N                                                                                                 |      |         | Short Sale               | No    |        |        |           |          |
|                                                                                  | Legal       | 013-00207-00 ORIG PLAT LOT 6                                                                      |      |         |                          |       |        |        |           |          |
|                                                                                  | Directio    | From Huntington, going West on St. Rd 24, turn left onto St. Rd. 105. Continue on that road until |      |         |                          |       |        |        |           |          |
|                                                                                  | Inside City |                                                                                                   | City |         | County                   |       | Zoning |        |           |          |

**Remarks** This spacious warehouse with a Newer Roof offers 14,416 square feet of versatile space with tons of storage area and potential! The property features 3 loading docks, plus plenty of room to create office space, a customer entry area, and more. Whether you're looking for warehouse, storage, or business space, this property offers plenty of possibilities. Roof was put on in 2022.

**Agent Remarks** Shrink wrapping machine is included with the sale.

| Se                     | L                                                                          | Townshi | Dallas         | Lot                      | 0.2550 / 11,108 / 75 x 130 | Sr            | N               |         |
|------------------------|----------------------------------------------------------------------------|---------|----------------|--------------------------|----------------------------|---------------|-----------------|---------|
| Year                   | 1900                                                                       | Ag      | 126            | Ne                       | No                         | Years         |                 |         |
| Const                  | Site Built                                                                 |         | Total #        | 1                        | Exteri                     | Block, Brick, | Foundatio       | Partial |
| Bldg #1 Total Above Gd |                                                                            |         | Total Below Gd | 2,508                    | Storie                     | 3.0           | Total           | 0       |
| Bldg #2 Total Above Gd |                                                                            |         | Total Below Gd |                          | Story                      | 3             | Finished Office | 0       |
| Bldg #3 Total Above Gd |                                                                            |         | Total Below Gd |                          | Story                      |               | Finished Office |         |
| Location               |                                                                            |         | Fire           | City, Hydrant, Volunteer | Story                      |               | Finished Office |         |
| Bldg Height            |                                                                            |         | Roof Material  | Asphalt, Flat, Shingle   | Int Height                 | unknown       |                 |         |
| Interior               | Block, Concrete                                                            |         | Ceiling        | unknown                  | Column                     | unknown       |                 |         |
| Flooring               | Wood                                                                       |         | Parking        | Off-Street               | Water                      | City          |                 |         |
| Road                   | City                                                                       |         | Equipment      | No                       | Well Type                  |               |                 |         |
| Currently Lsd          | No                                                                         |         | Enterprise     | No                       | Sewer                      | City          |                 |         |
| SALE INCLUDES          | Building                                                                   |         | Fuel /         |                          | Heating                    |               |                 |         |
| INTERNAL ROOMS         | Storage, Warehouse                                                         |         | Cooling        |                          | Cooling                    | None          |                 |         |
| SPECIAL FEATURES       | Loading Dock 1, Loading Dock 2, Overhead Door 1, Overhead Door 2, Basement |         | Burglar        |                          | Burglar                    | No            |                 |         |
|                        |                                                                            |         | Channel        |                          | Channel                    |               |                 |         |
|                        |                                                                            |         | Water Frtg     |                          | Water Frtg                 |               |                 |         |
| Water                  |                                                                            |         | Water          |                          | Lake Type                  |               |                 |         |

|                                        |  |                                                    |  |                 |  |                         |  |                                                    |  |            |  |
|----------------------------------------|--|----------------------------------------------------|--|-----------------|--|-------------------------|--|----------------------------------------------------|--|------------|--|
| Water Features                         |  |                                                    |  |                 |  |                         |  |                                                    |  |            |  |
| Auction No                             |  | Auctioneer Name                                    |  |                 |  | Auctioneer License      |  |                                                    |  |            |  |
| Occupancy                              |  | Vacant                                             |  | Owner           |  |                         |  |                                                    |  |            |  |
| Financing                              |  | Existing                                           |  | Proposed        |  |                         |  | Excluded                                           |  | None       |  |
| Annual                                 |  | \$930.0                                            |  | Exemption       |  | Year Taxes              |  | 20                                                 |  | Assessed   |  |
| Is Owner/Seller a Real Estate Licensee |  |                                                    |  |                 |  | No                      |  | Possession                                         |  | 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                                |  |                                                    |  |                 |  | Co-List Agent           |  |                                                    |  |            |  |
| Showing Instr                          |  | Showing Time                                       |  |                 |  |                         |  |                                                    |  |            |  |
| List                                   |  | 8/18/202                                           |  | Exp             |  | 12/31/20                |  | Publish to                                         |  | Ye         |  |
| IDX                                    |  | Y                                                  |  | Contract        |  | Exclusive Right to Sell |  | Show Addr to                                       |  | Ye         |  |
|                                        |  |                                                    |  |                 |  |                         |  | Allow                                              |  | Y          |  |
|                                        |  |                                                    |  |                 |  |                         |  | Special Listing                                    |  | None       |  |
| Seller Concessions Offer               |  |                                                    |  |                 |  | Seller Concession       |  |                                                    |  |            |  |
| Virtual                                |  |                                                    |  |                 |  | Type of                 |  |                                                    |  |            |  |
| Offer Accepted Date                    |  |                                                    |  | Closing Date    |  | Selling Price           |  | How Sold                                           |  | CDOM 30    |  |
| 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 |  |            |  |

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