



SALE / LEASE

12,040 SF Stony Creek Flex-Industrial Building

15402 STONY CREEK WAY
Noblesville, IN 46060

PRESENTED BY:

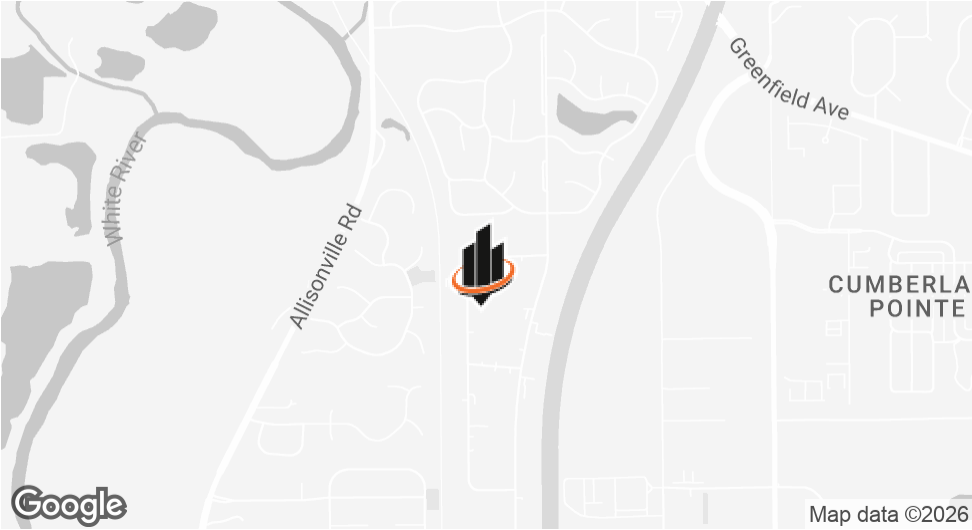
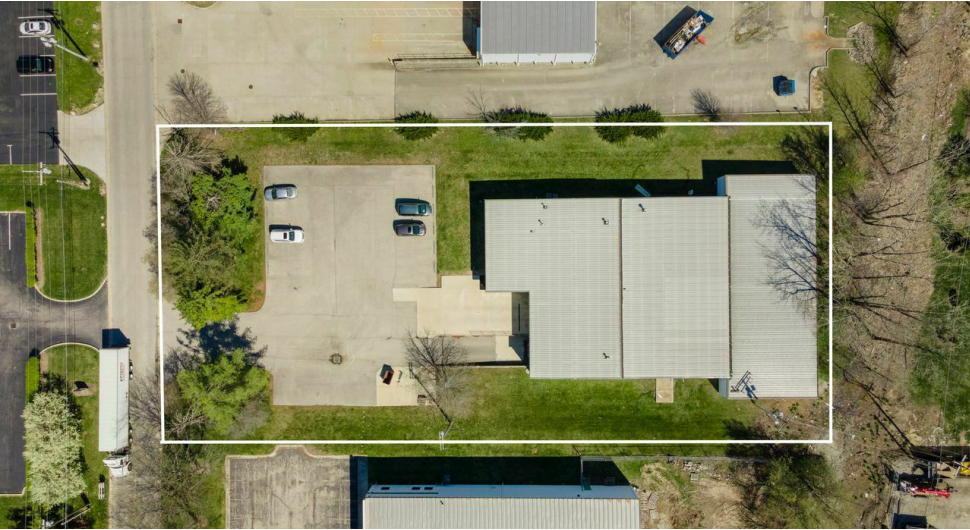
**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,100,000
LEASE RATE:	\$13.50 SF/yr (NNN)
AVAILABLE SF:	12,040 SF
LOT SIZE:	1.16 Acres
BUILDING SIZE:	12,040 SF

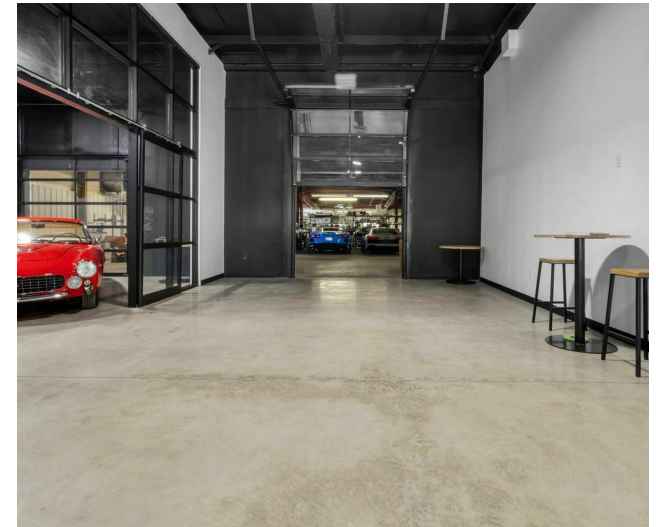
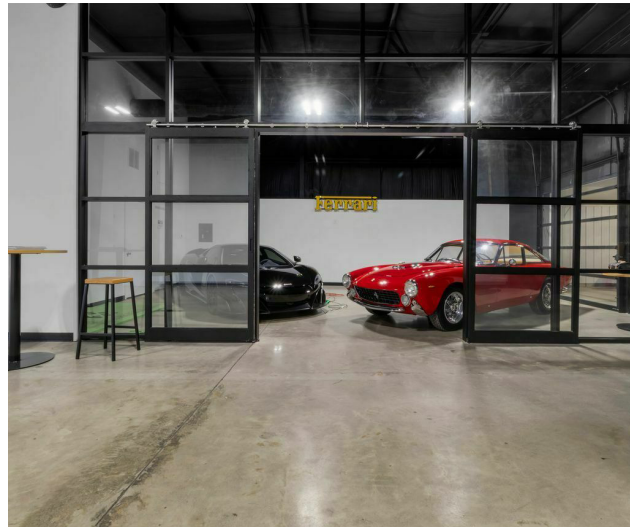
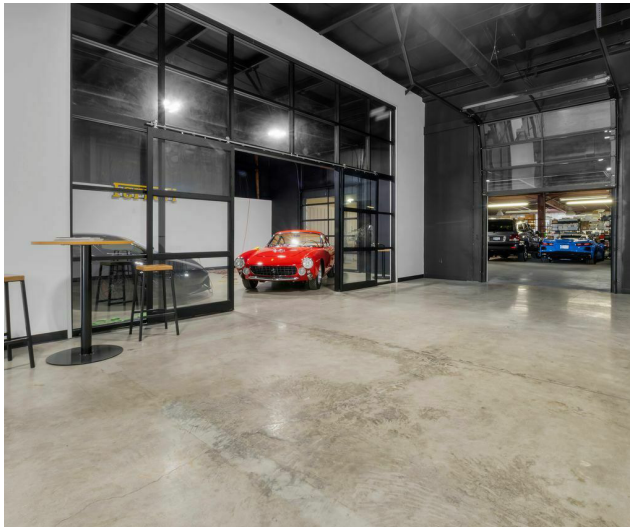
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PROPERTY HIGHLIGHTS

- 12,040 SF industrial flex property available for sale or lease
- +/-2,000 SF front office with private offices, full kitchen, restroom, and large open area for conferencing, storage, or workspace
- Additional office room separated by a garage door, usable as conference space, work area, or warehouse extension and +/-10,040 SF warehouse with small office, restroom, and ceiling heights from 11-15 ft. (10 ft. clear)
- Warehouse access includes one 14 ft. drive-in bay, one 10 ft. dock door, adjacent man door, plus office-to-warehouse access via two 8 ft. garage doors and one man door
- Heavy power infrastructure including 400A / 480V / 3-phase service with supplementary 200A disconnect, supporting a wide range of industrial and equipment intensive operations
- 13 painted surface parking spaces and additional paved side area for overflow or outdoor use

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS - OFFICE



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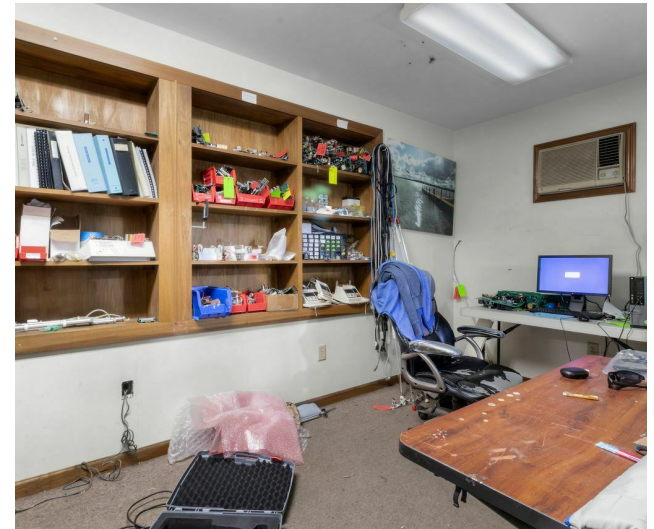
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ADDITIONAL PHOTOS - WAREHOUSE

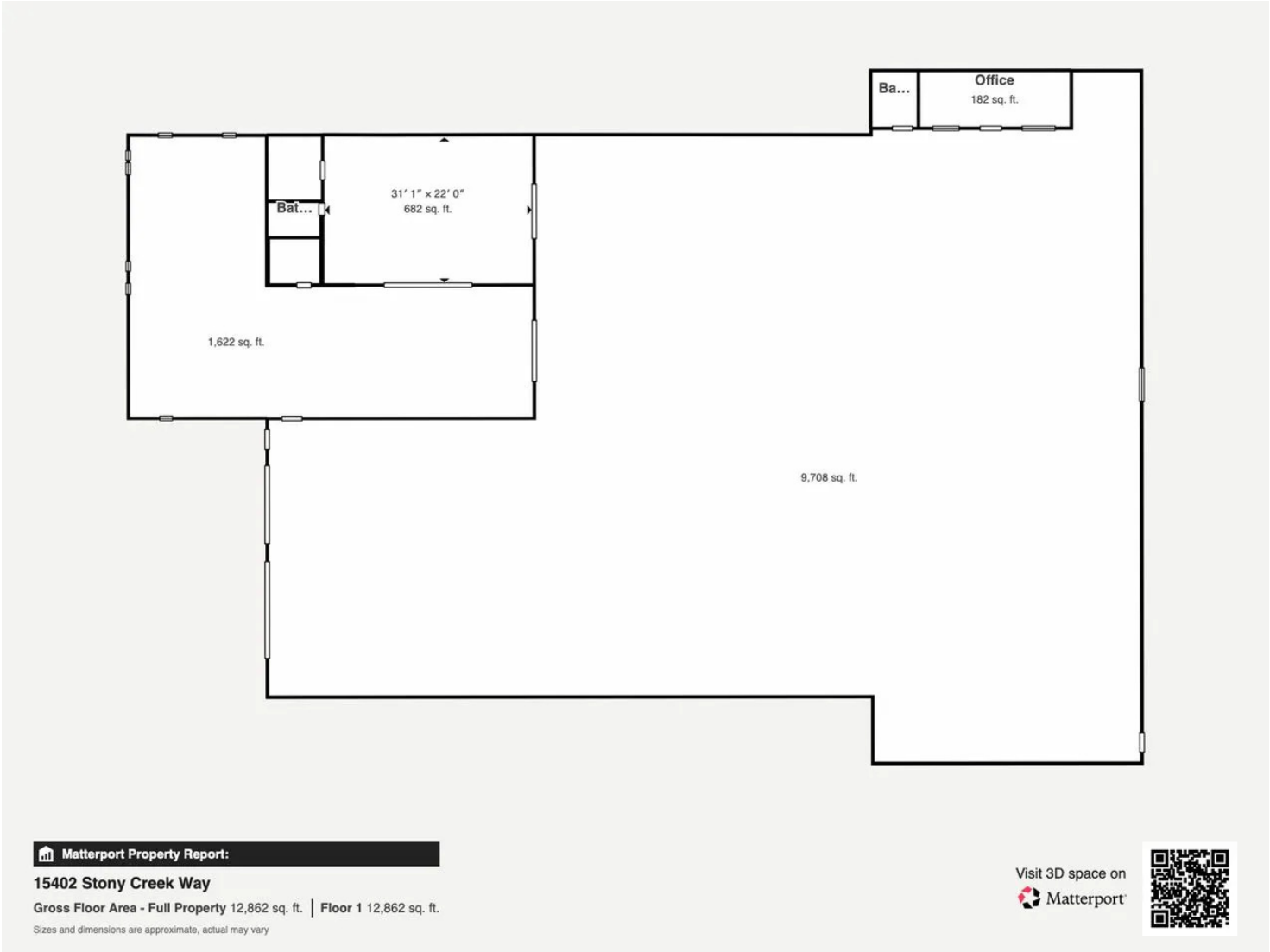


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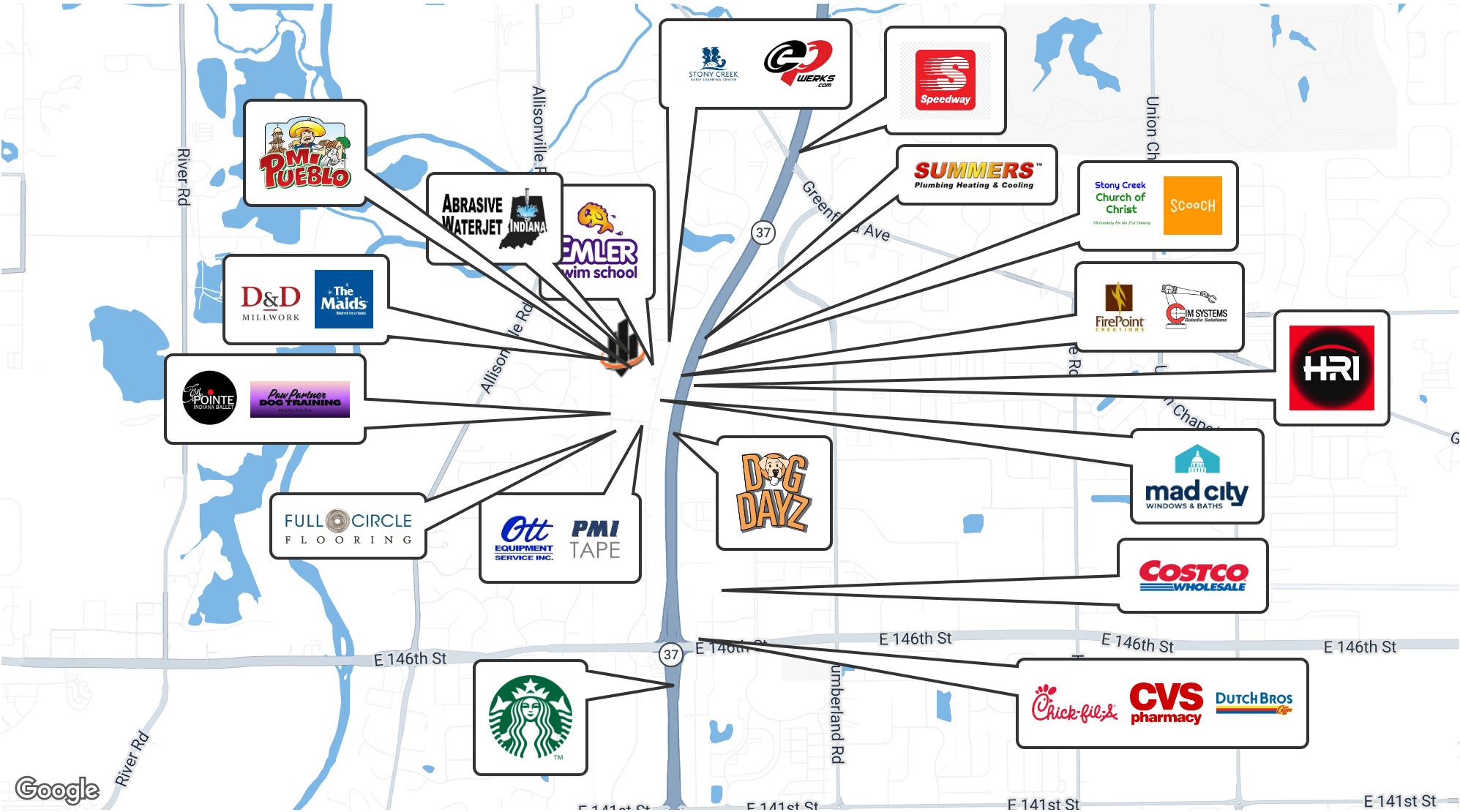
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FLOOR PLAN



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RETAILER MAP



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AERIAL LOCATION



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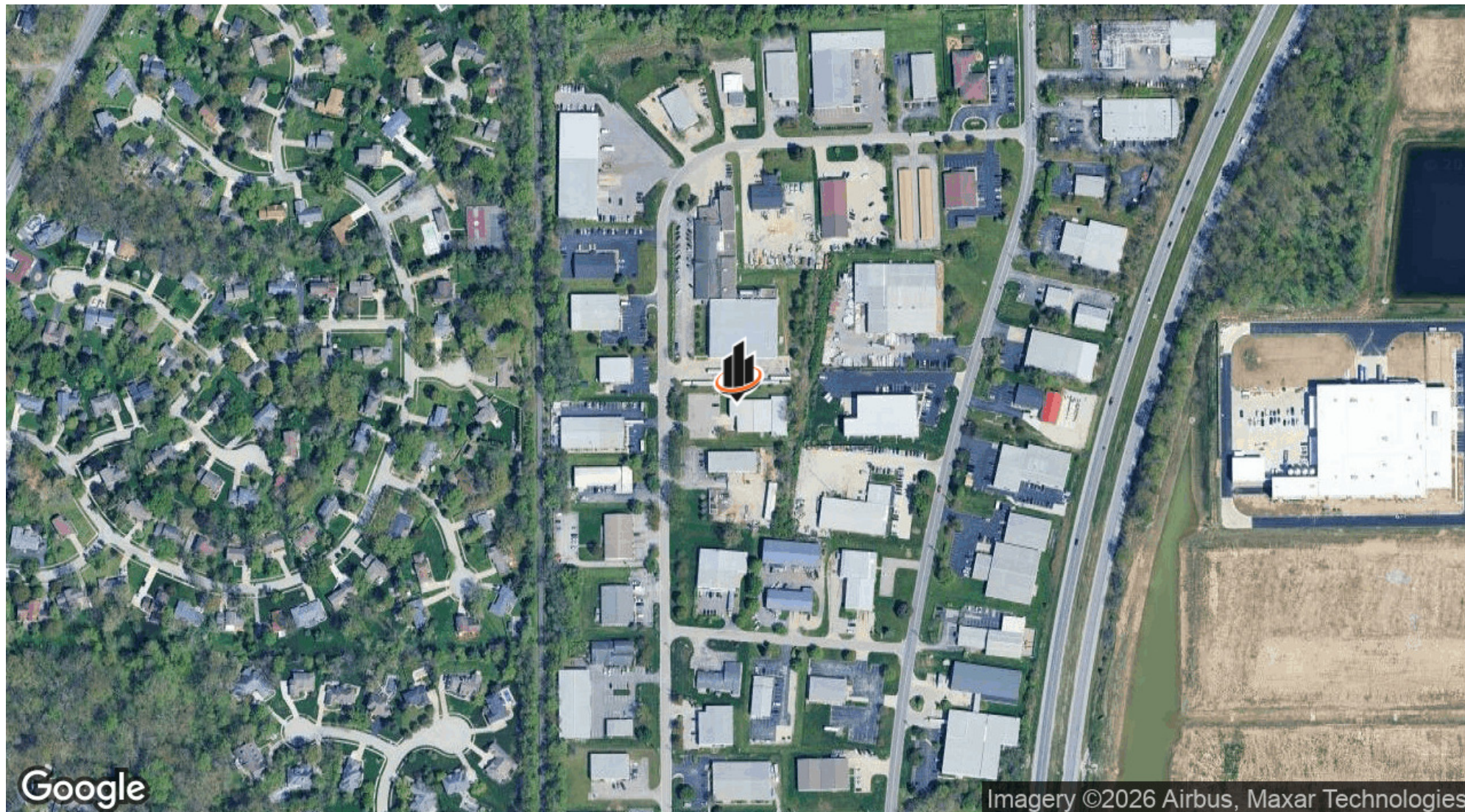
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LOCATION MAP



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