

For LEASE

3,000 SF

\$9.95 SF/YR

512 Herriman Ct

Noblesville, IN 46060



0-1 zoning

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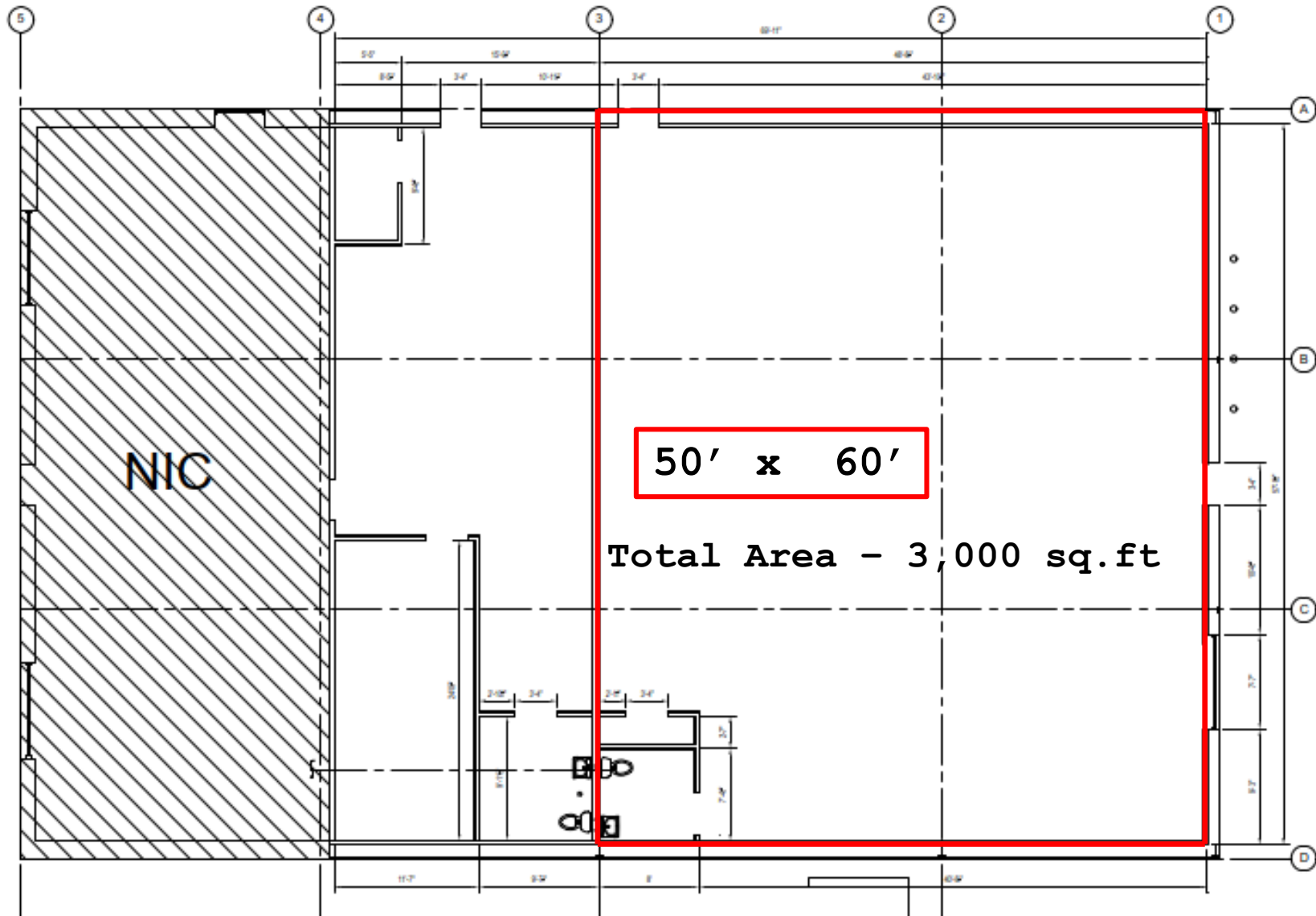
GOLARS
REAL ESTATE

Property Highlights

Prime Commercial Property in Noblesville

- **Prime Location:** Prime warehouse in Noblesville's established industrial district— build-to-suit space ready for your business vision.
- **Flexible Space:** This space offers flexible layout potential for professional office, service-based business, design, IT, consulting, or light retail-style operations. The open area can be adapted for reception, workstations, showroom, meeting areas, or customer-facing use.
- **Highway Visibility:** Minutes from SR 37 with excellent highway access for smooth regional connectivity.
- **Convenient Access:** Easy access from 146th Street with well-maintained sidewalks for smooth customer and employee entry.
- **Ample Parking:** Spacious paved lot offers ample parking for customers and employees.
- **Sturdy Block Construction:** Durable block construction with a flexible interior layout easily customized to fit your business needs.
- **O-1 Zoning Permitted Use:** O-1 zoning permits professional office and compatible service uses, supporting a range of low-impact business operations. Ideal for tenants such as administrative offices, consulting firms, financial services, medical/dental offices, and similar professional users.

Floor Plan - Suite 300



Office Rendering



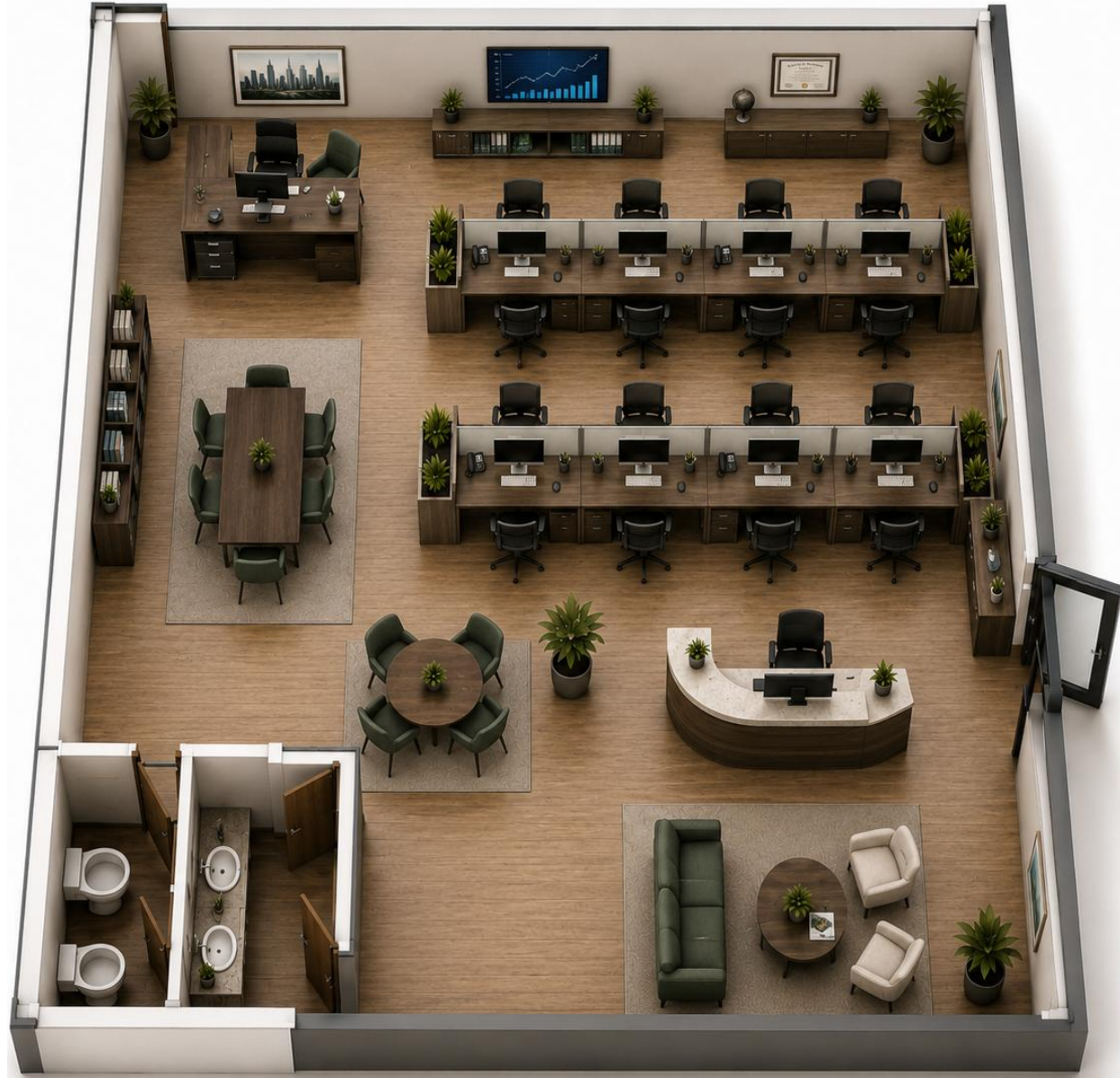
Dental Office Rendering



IT Consulting Firm Rendering



Financial Firm Rendering



Design Firm Rendering



Aerial View



Building Details

Freestanding

Construction:
Masonry

Year Built:
2010

Lot Size:
1.30 AC

Zoning O - 1

\$9.95 SF/YR

APN/Parcel
29-11-18-000-
004.017-013

Access to
SR 37

Actual Site Photo



Nearby Major Retailers:

