

FOR SALE OR LEASE

9625 E 150th Street

Noblesville, IN

64,000 SF



PROPERTY HIGHLIGHTS

Priced below replacement cost, in highly sought after Hamilton County, Indiana (\$93/SF)

Freestanding, 64,000 SF (294' X 144') Class A building on 4.69 AC, zoned PB

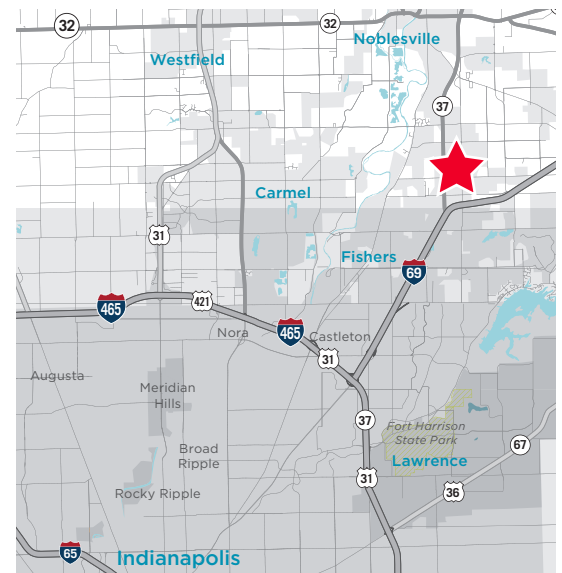
Available suites for lease, 2,296 SF - 12,888 SF

Located within the Noblesville Corporate Campus, at SR 37 & 146th St., minutes from I-69

Surrounded by many new developments, zoning offers flexible uses: specialty retail, industrial/manufacturing, Medical and Office

Building Amenities include: Fully air-conditioned facility, Elevator, State-of-the-Art Conference Facility, Full Locker Rooms and kitchenette

Ideal location for corporate headquarters, ample parking and ability to expand



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**CUSHMAN &
WAKEFIELD**

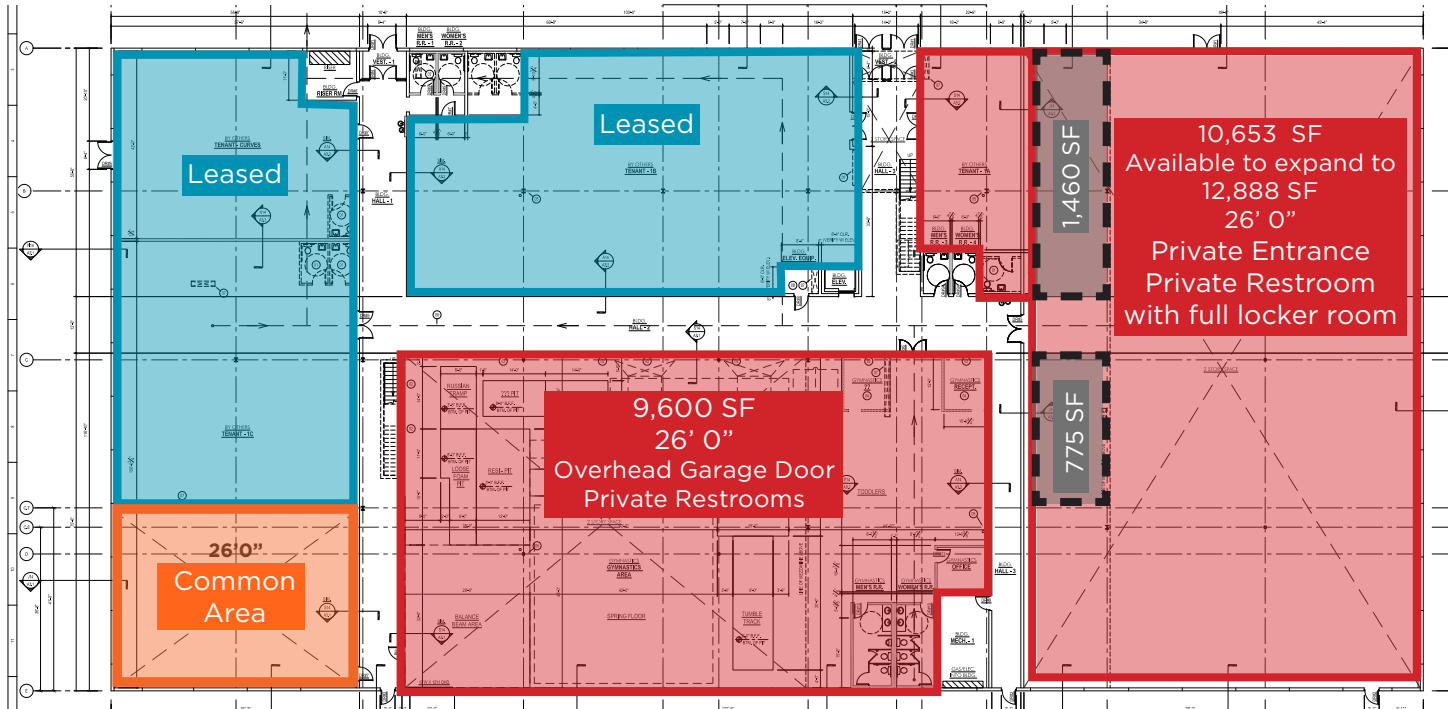
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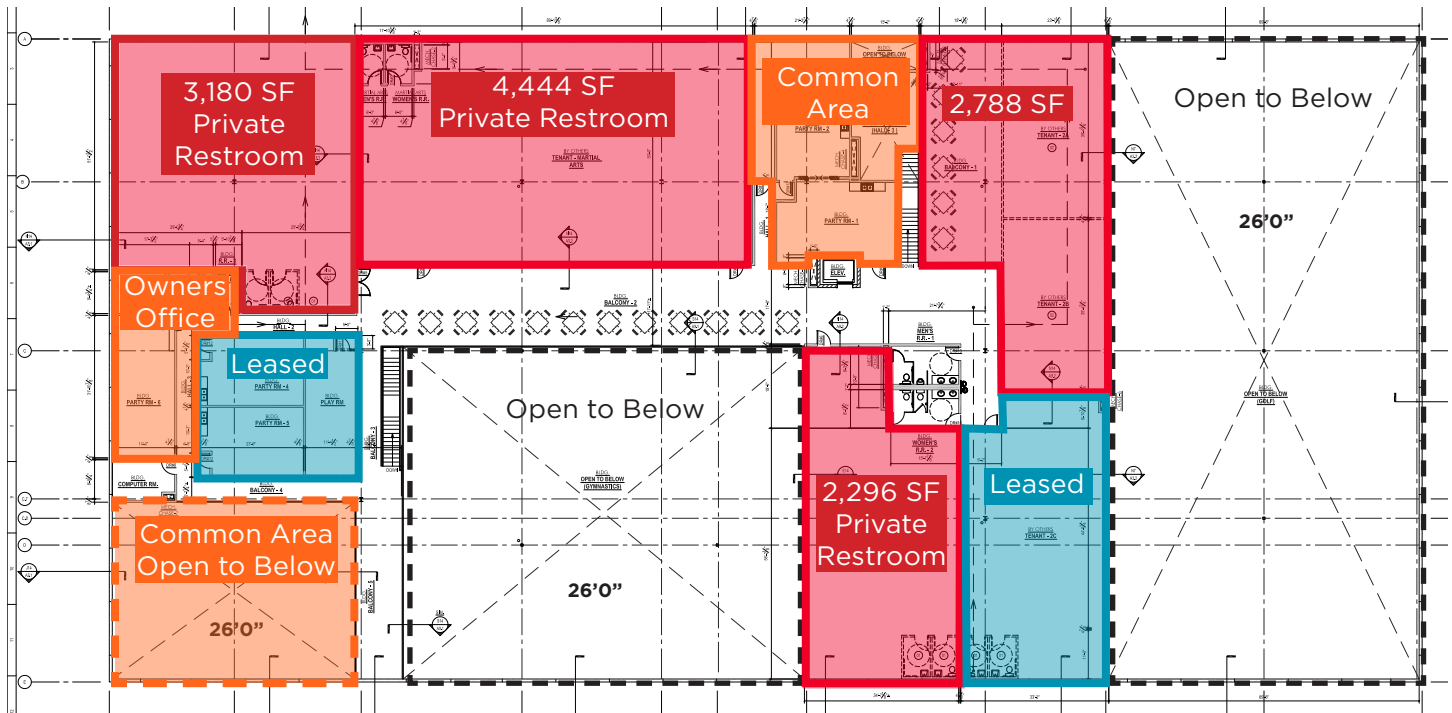
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First Floor



Second Floor



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Property Highlights

Address	9625 E 150th St Noblesville, IN 46060
Year Built	2007
Total Building SF	64,000 SF (294' X 144') 1st Floor: 42,000 SF Partial 2nd level: 22,000 SF
Land Area	±4.69 acres
Clear Height	10' 6" - 26'
Electrical	1600 AMPS- 240V / 3 Phase System
Drive-ins	One
Zoning	PB
Parking	2.66/1,000 SF
Taxes	\$1.54/SF (2019, pay 2020)



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AERIAL



Demographics

	1 Mile	2 Mile	3 Mile
Population	10,475	71,497	159,708
AVG. HH Income	\$79,921	\$129,881	\$123,036
Daytime Population	12,576	71,610	144,722

Traffic Counts

Cumberland Road	6,883 ADT
146th Street	22,932 ADT
SR 37	35,553 ADT

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