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15305 STONY CREEK WAY

NOBLESVILLE, IN 46060

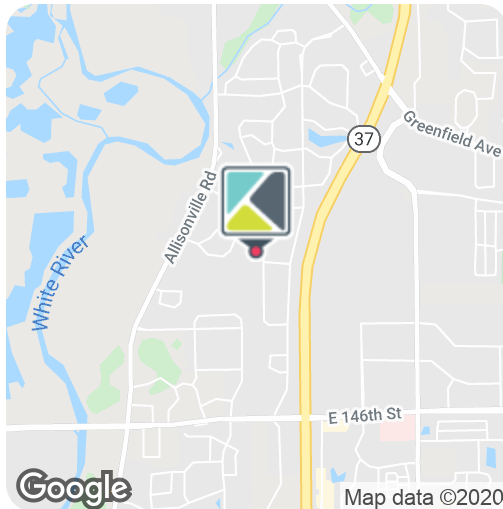
SALE

OFFICE/WAREHOUSE

LIGHT INDUSTRIAL



EXCELLENT OWNER/USER OPPORTUNITY



SALE PRICE

\$640,000

BUILDING SF

+/- 7,900 SF

Located within Stony Creek Business Park, Noblesville's premier industrial corridor, this free-standing building is situated on 1.18 acres and abuts the Nickel Plate Trail.

- + +/-7,900 SF - Office (4,400+/- SF) Warehouse (3,500+/-SF)
- + 1.18 Acres - Ability to expand building
- + Excellent access to SR 37 and 146th Street
- + One Dock Door / One Overhead Door
- + Zoned I-1 - Light Industrial - large variety of uses allowed

in t f i v #growIndiana

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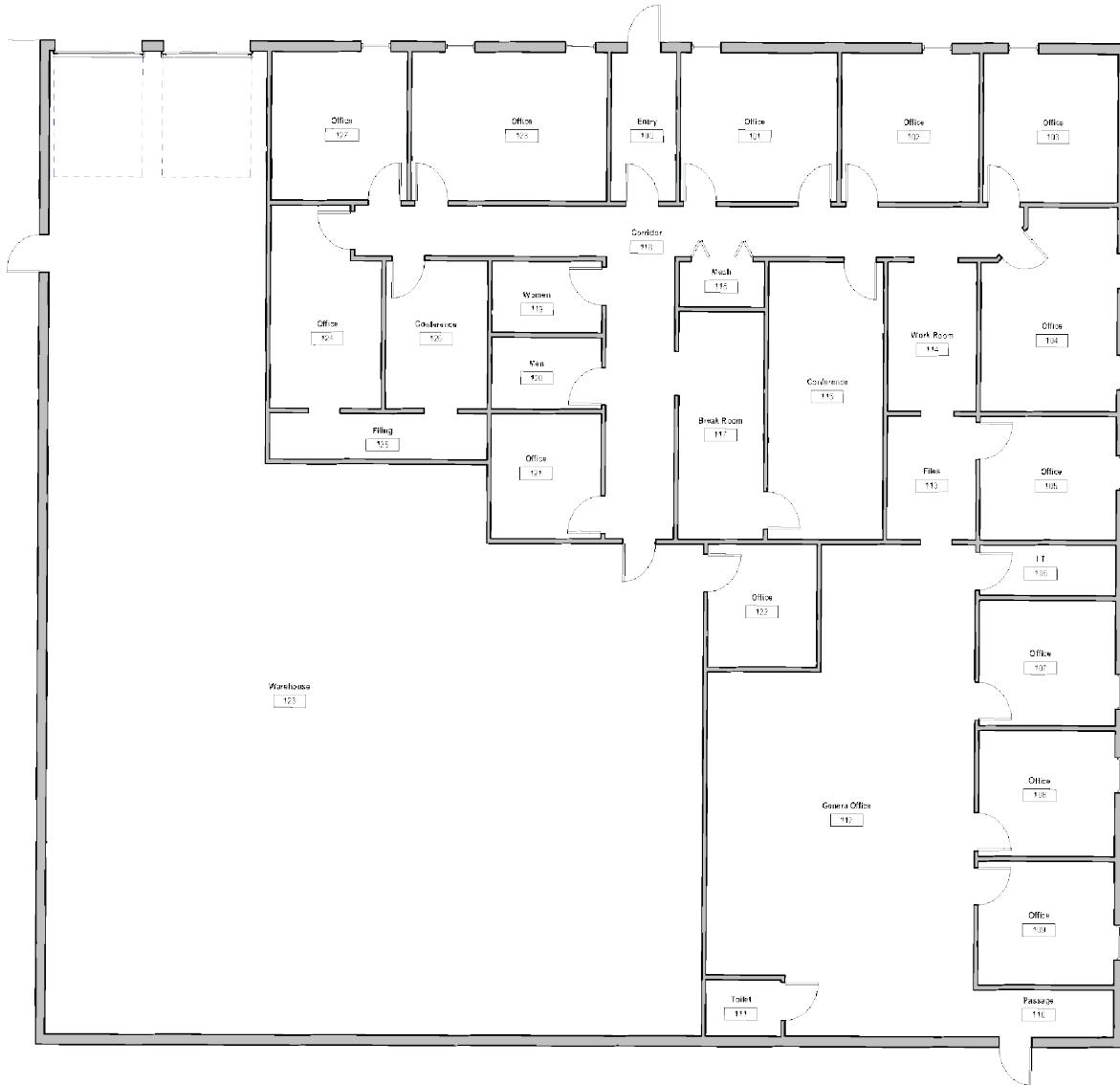
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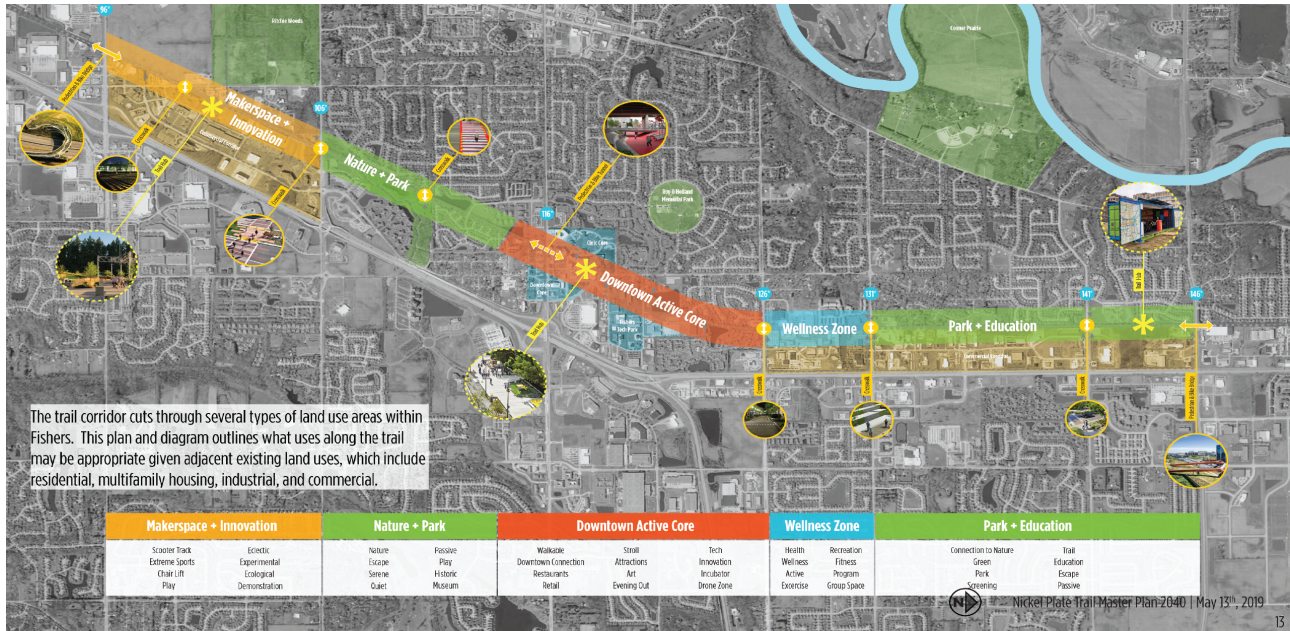


EXCELLENT OWNER/USER OPPORTUNITY

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NICKEL PLATE TRAIL



When completed, the Nickel Plate Trail will be a 9.2 mile pedestrian trail situated along the Nickel Plate rail from 96th Street in Fishers to Pleasant Street in Noblesville. The trail's development will connect the 2 communities with amenities such as playgrounds, recreational areas, art, reading spaces, boardwalks, and plazas.



37 THRIVES

FOR BUSINESS

37 Thrives is a marketing campaign designed to promote local businesses during the SR 37 Improvement Project. The SR 37 Improvement Project will enhance traffic flow along SR 37 by reducing congestion at stoplights and improve the roadway infrastructure of SR 37 to increase safety for motorists and pedestrians.



Rendering of SR 37 & 146th Street interchange

