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15305 STONY CREEK WAY

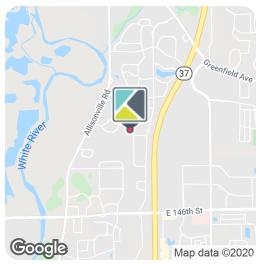
NOBLESVILLE, IN 46060

SALE

OFFICE/WAREHOUSE

LIGHT INDUSTRIAL





SALE PRICE	BUILDING SF
\$640,000	+/- 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) ٠
- ÷ 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

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SALE

EXCELLENT OWNER/USER OPPORTUNITY

15305 STONY CREEK WAY, NOBLESVILLE, IN 46060





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SALE

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 developmet will connect the 2 communites with amenities such as playgrounds, recreational areas, art, reading spaces, boardwalks, and plazas.



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SALE



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



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