

RENOVATIONS COMPLETE!

Colliers



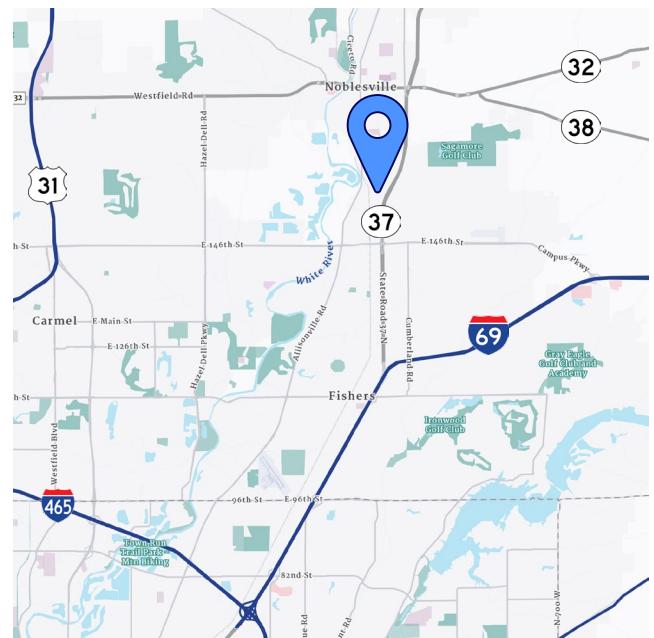
FOR LEASE

15535 Stony Creek Way

Noblesville, IN 46060

## Stony Creek Business Park – Industrial / Flex Opportunity

- 23,360 SF total building
  - 8,360 SF and 10,025 SF suites available
- 12' – 15' clear height
- Dock and drive-in loading
- Heavy power
- Air-conditioned warehouse in portions of building
- 22 parking spaces
- Zoned I-1, Light Industrial
- Convenient access to SR-32, SR-37 & I-69
- Numerous amenities nearby including retail centers, restaurants and hotels
- Asking Rate: \$10.95 - \$11.95/SF NNN
- Est. 2025 OpEx : \$3.26/SF



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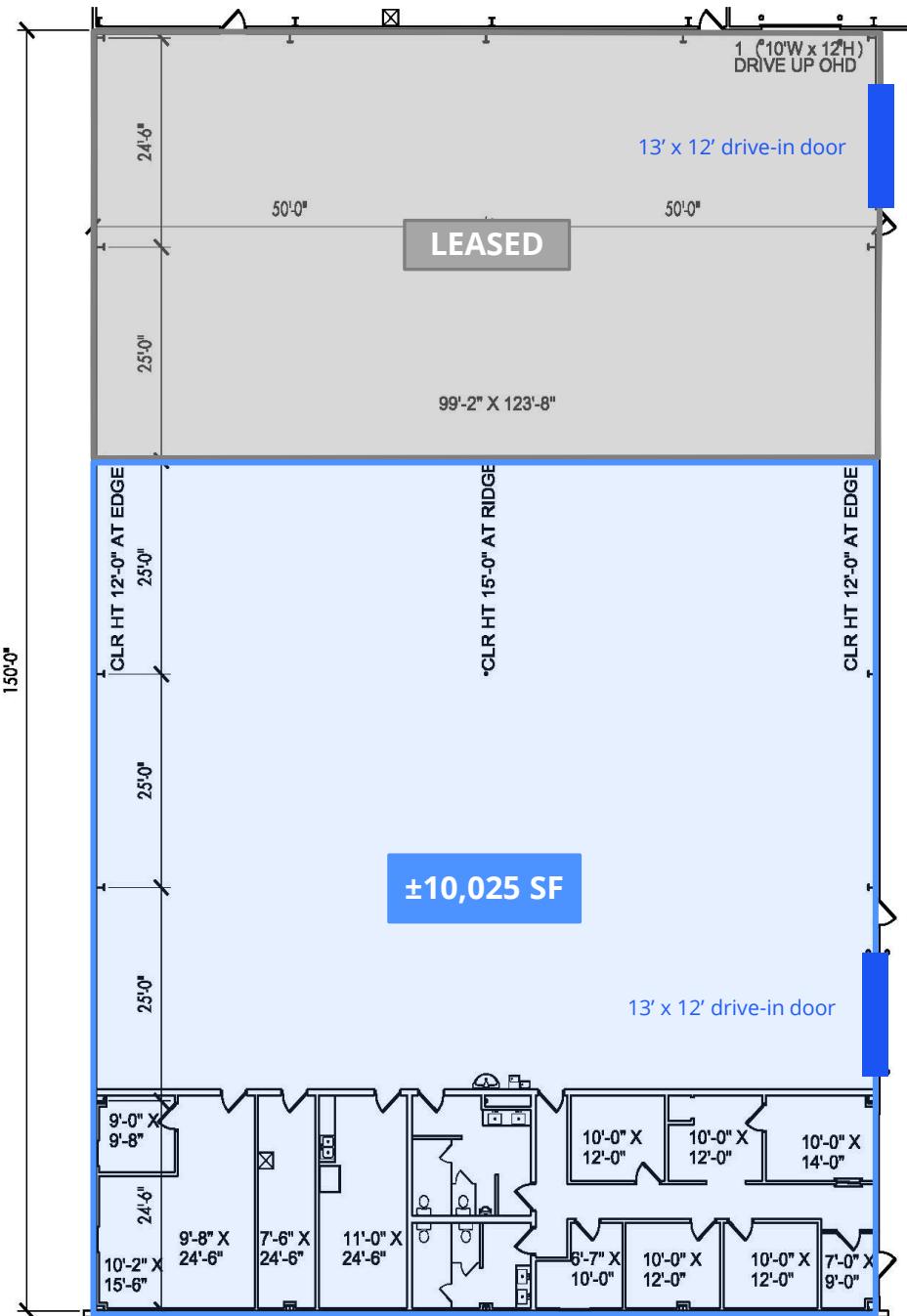
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# Floor Plan - Front Building



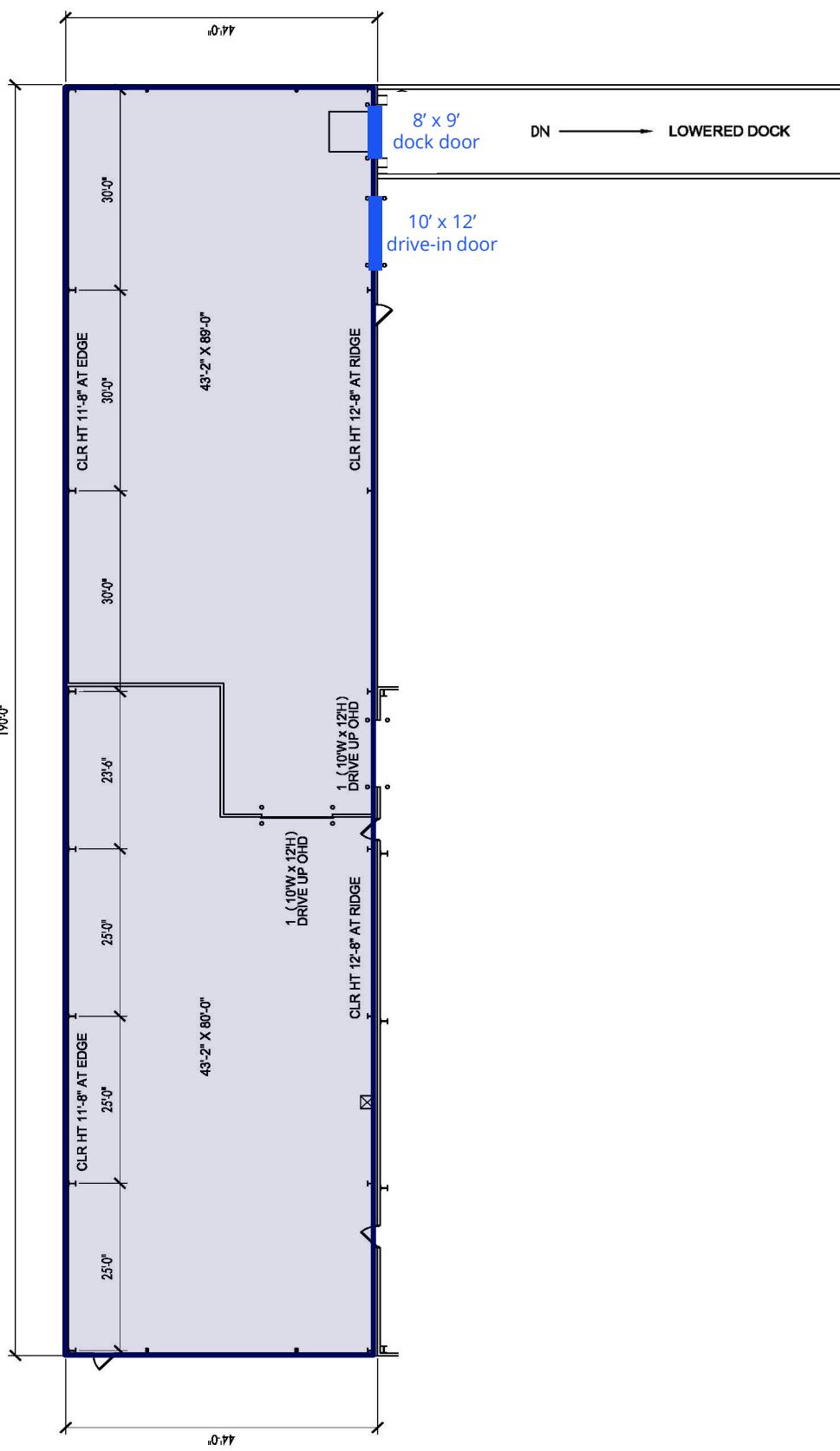
## Front Building

Office SF	2,625
Warehouse SF	7,400
Total SF	10,025

## Suite Specs

- 12' – 15' clear height
- (1) 13' x 12' drive-in door with automatic opener
- Power  
480 volt | 3-phase
- LED lighting
- Air-conditioned warehouse
- Floor drains & water access
- (2) restrooms with multiple fixtures
- Breakroom with kitchenette

# Floor Plan - Back Building



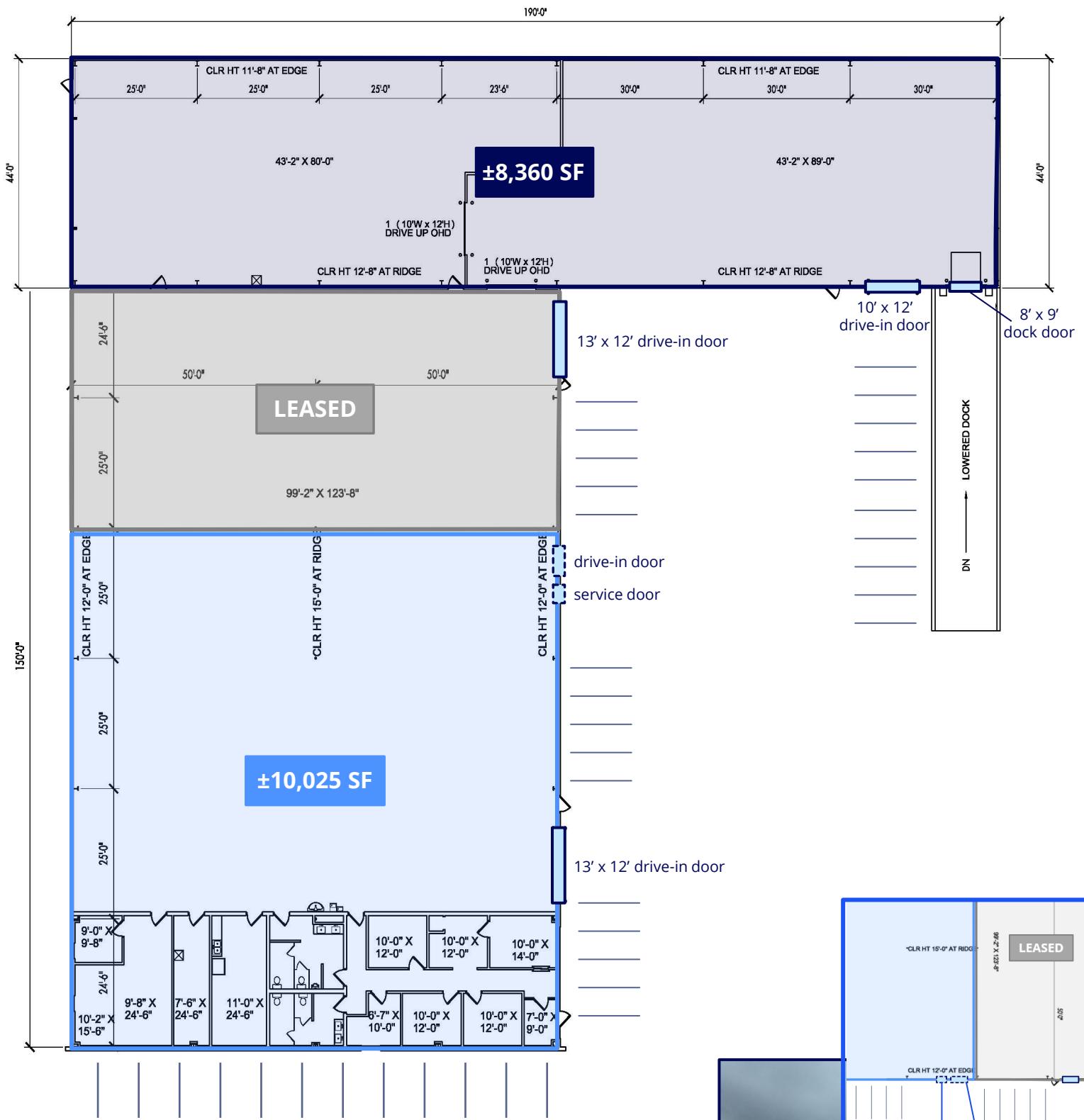
## Back Building

Office SF	To Suit
Warehouse SF	8,360
Total SF	8,360

## Suite Specs

- 12' clear height
- (1) 8' x 9' dock door with pit leveler and seal
- (1) 10' x 12' drive-in door with automatic opener
- Power  
480 volt | 3-phase
- LED lighting
- New hanging heater units installed in warehouse
- Potential for air-conditioned warehouse
- Floor drains & water access

# Floor Plan - Entire Building



## CONCEPTUAL RENDERING

Ability to add (1) drive-in door & service door(s)





## RENOVATIONS COMPLETED SPRING OF 2025

- Installed LED lighting in the warehouse
  - 4,500 Lumens / 4,000K
- Repaired and painted warehouse walls
- Crack sealed and polished warehouse floors



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