

For LEASE

3,000 SF

\$16.95 SF

512 Herriman Ct
Noblesville, IN 46060



I-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:** High-performance warehouse tailored for industrial, retail, or distribution— adaptable space ready for seamless storage, production, or logistics integration.
- **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.
- **I-1 Zoning Permitted Use:** Ideal for light manufacturing, warehousing, R&D, wholesale, flex space, service, data centers, offices, storage, or showrooms.

Floor Plan



Office Rendering



Industrial Rendering



Marketing Agency Rendering



Home Repair Rendering



IT Tech Rendering



Design Firm Rendering



Aerial View



Exterior View



Interior View



Building Details

Freestanding

Construction:
Masonry

Year Built:
2010

Lot Size:
1.30 AC

Zoning I - 1

\$16.95 SF/YR

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

Access to
SR 37

Actual Site Photo



Nearby Major Retailers:

