

# 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:

