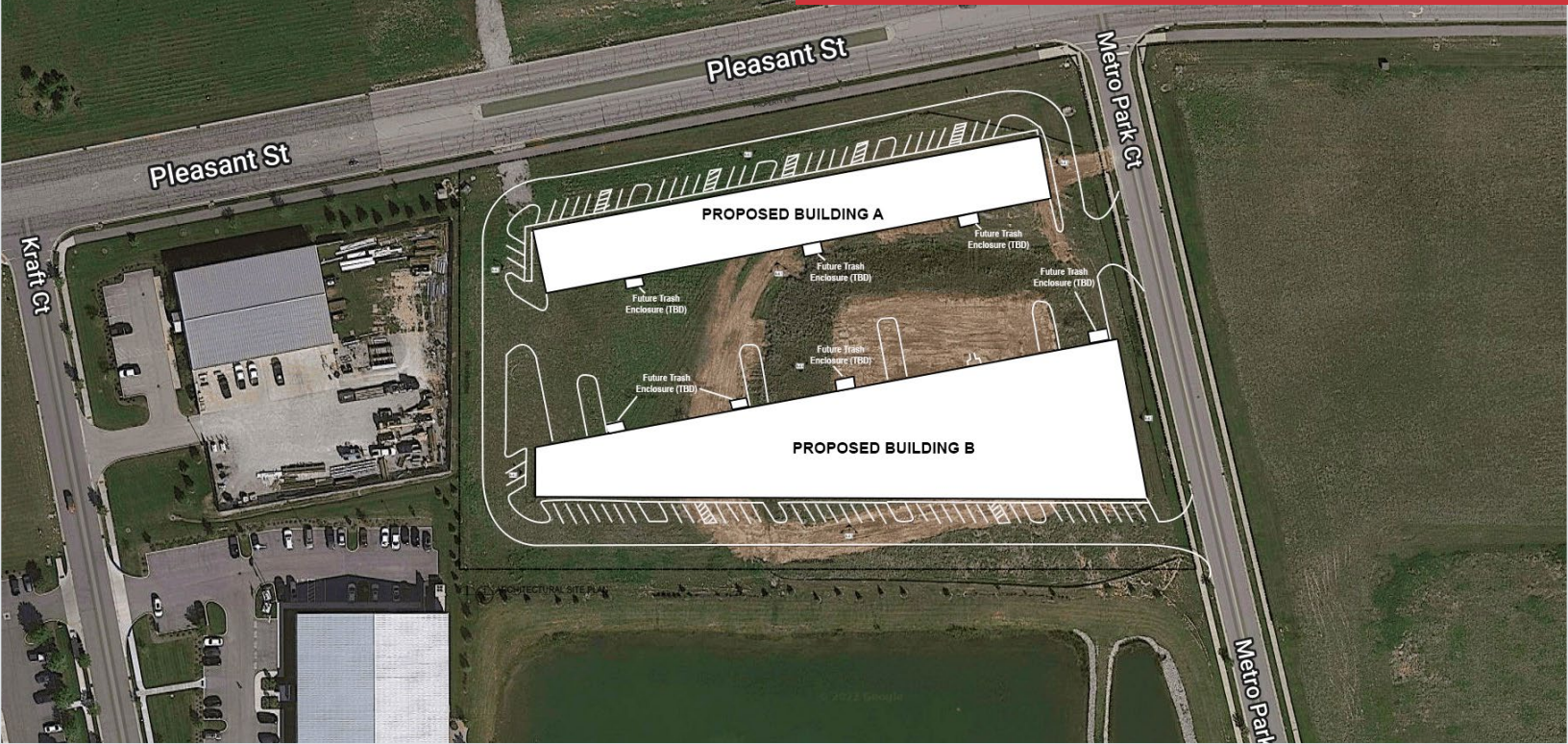


PRE-LEASING FLEX SPACE

SWC Pleasant St. & Union Chapel Rd. | Noblesville, IN 46060



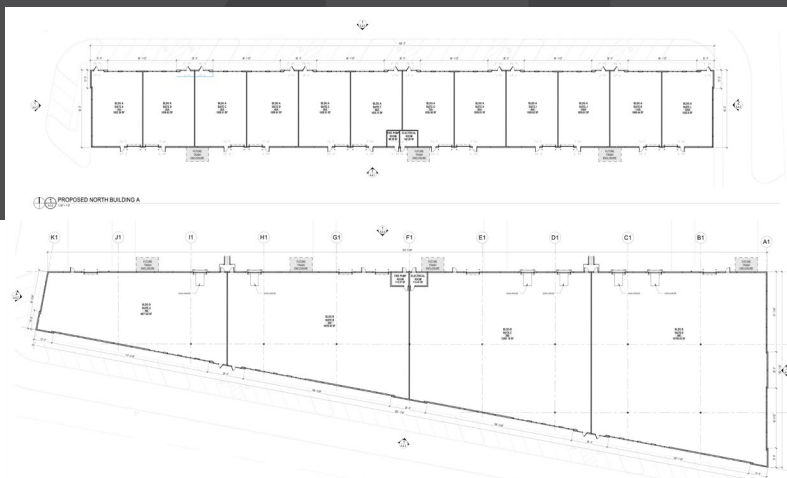
Metro Enterprise Park Pre-Leasing for 2nd Quarter, 2025 Delivery

- Building Sizes:** 24,400 SF - Building A (North)
46,300 SF - Building B (South)
- Clear Height:** 24'
- Loading:** Drive-in Ramps and Docks
- Zoning:** PUD
- Utilities:** City Utilities in Place
- Lease Rate:** \$13.50 PSF NNN

Details:

Rare flex space coming online in Noblesville! Two new flex buildings are now available for pre-leasing with contemplated delivery in second quarter of 2025. Building One features Pleasant Street frontage, drive-in accessibility, and is minimally divisible to 2,000 SF. Building Two features both drive-in and loading dock accessibility, and is minimally divisible to 10,000 SF. Both buildings feature 24' clear height. Tenant improvement packages and turn-key options available.

[VIEW PROPERTY ONLINE](#)



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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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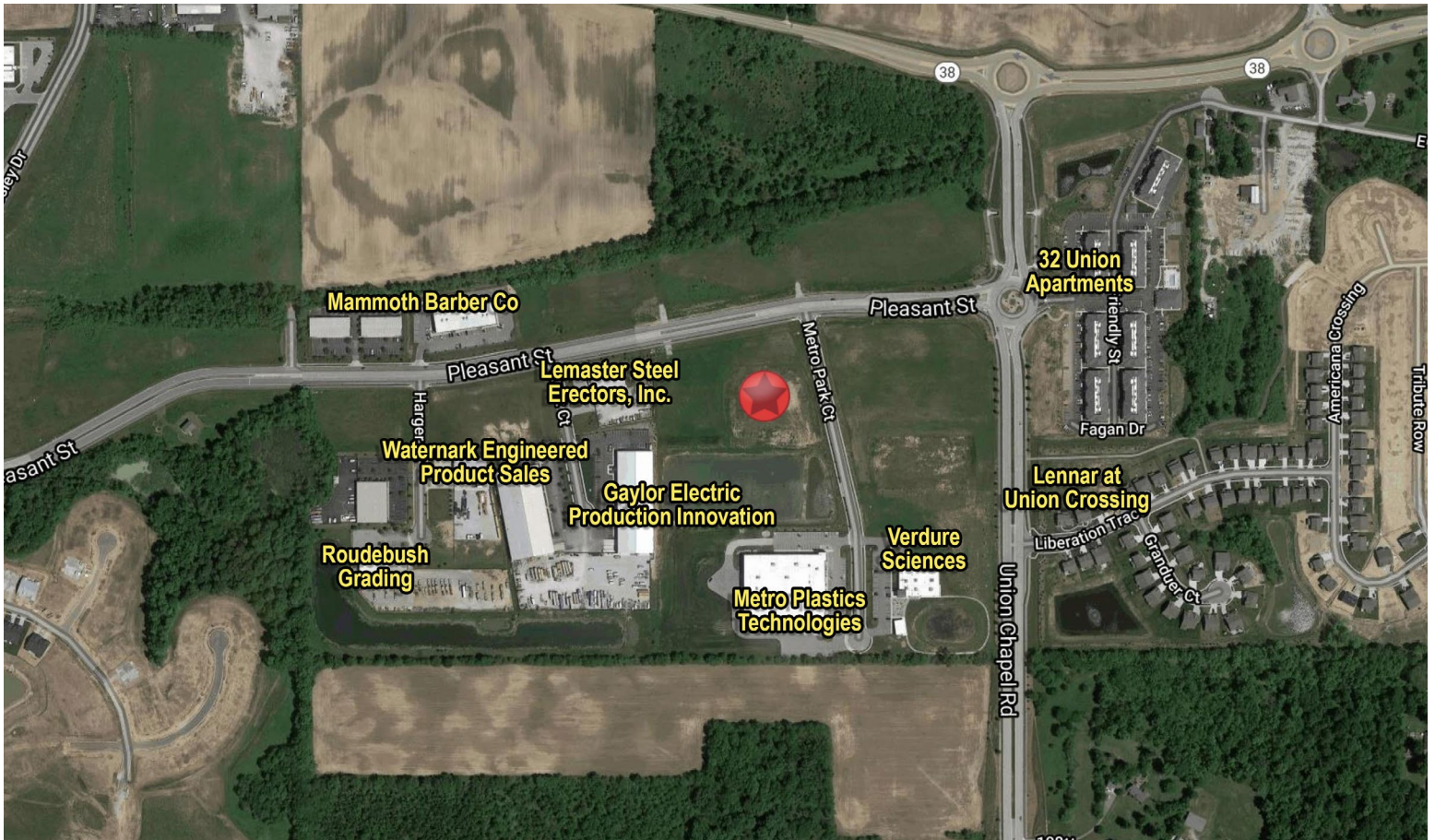
Andrew Follman, CCIM
Managing Broker, NAI Business Manager
D 317.566.5614 | afollman@cressy.com



PROPOSED IMPROVEMENTS FOR:

FLEX INDUSTRIAL DEVELOPMENT

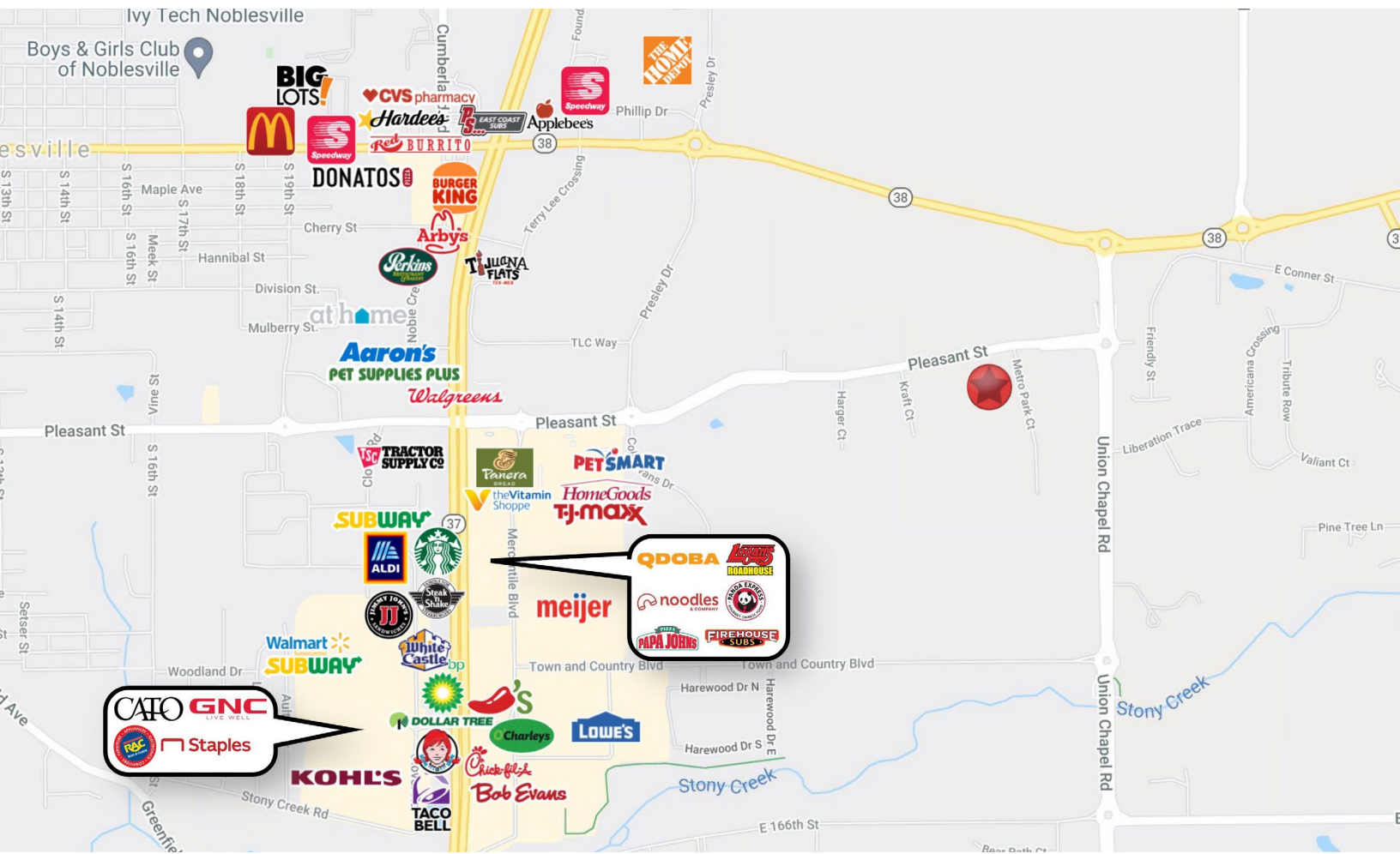
SW CORNER OF PLEASANT ST. & METRO PARK CT.
NOBLESVILLE, IN



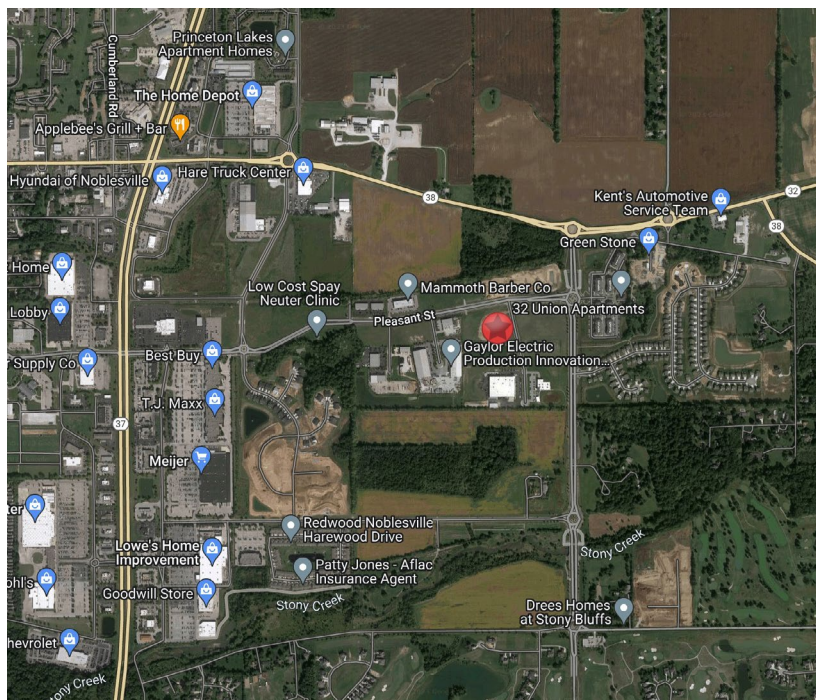
LOCATION OVERVIEW

PRE-LEASING FLEX SPACE

SWC Pleasant St. & Union Chapel Rd. | Noblesville, IN 46060



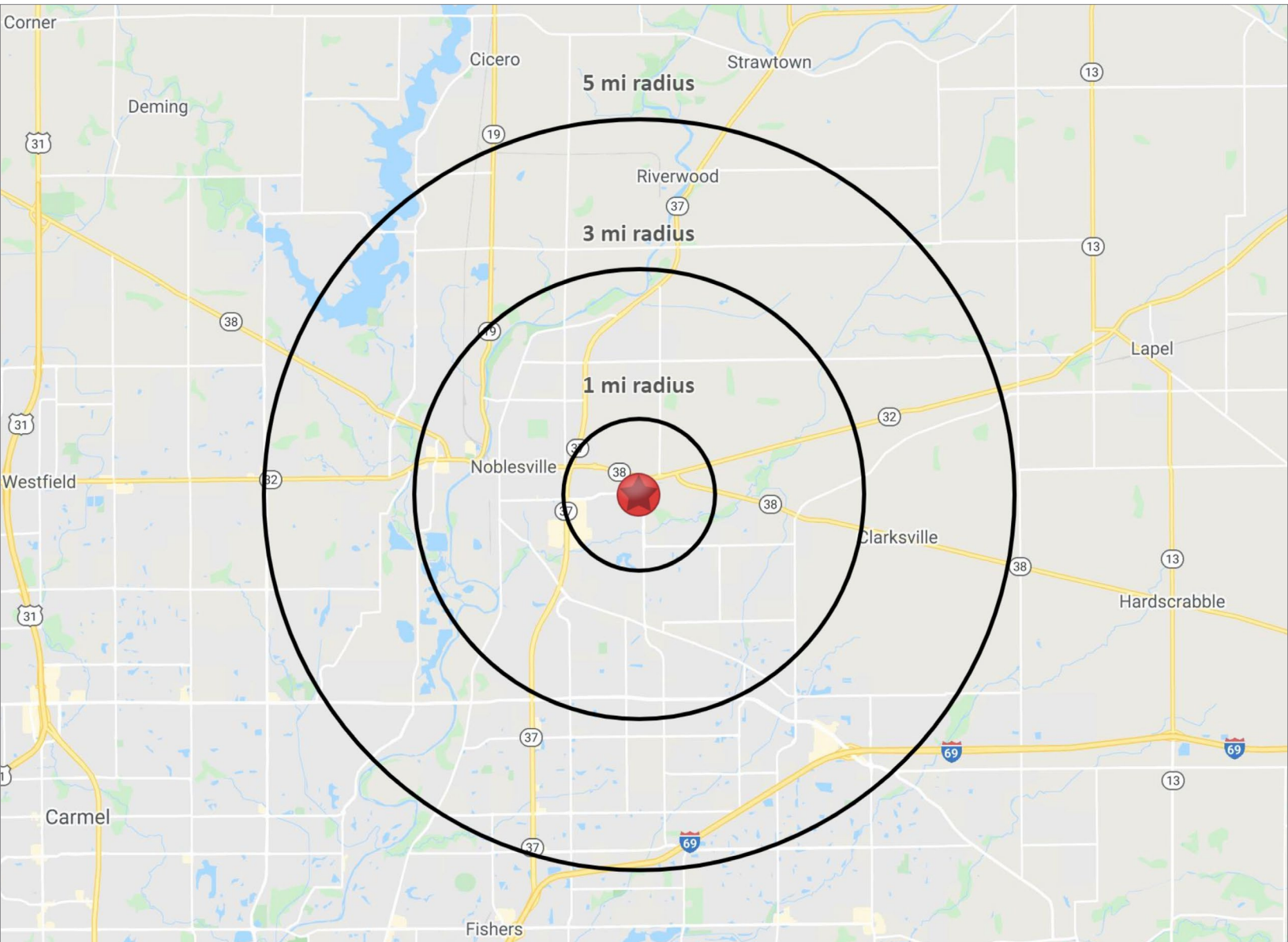
- Metro Enterprise Park is located immediately off city-maintained streets on the Southwest corner of E. Pleasant Street and Union Chapel Road in Noblesville, Indiana.
- The property is 1/4 mile south of SR 38 and less than one mile east of SR 37 and a large mix of national and local retail businesses. I-69, Exit 10 is 5 miles southeast.
- Average daily traffic count of 4,933 on Pleasant Street and 6,561 on Union Chapel Road.



2023 DEMOGRAPHICS

PRE-LEASING FLEX SPACE

SWC Pleasant St. & Union Chapel Rd. | Noblesville, IN 46060



POPULATION

1 MILE	1,888
3 MILE	41,868
5 MILE	97,354



NUMBER OF HOUSEHOLDS

1 MILE	700
3 MILE	15,573
5 MILE	35,725



AVERAGE HOUSEHOLD INCOME

1 MILE	\$124,885
3 MILE	\$89,645
5 MILE	\$109,885



MEDIAN HOME VALUE

1 MILE	\$364,315
3 MILE	\$290,717
5 MILE	\$303,210