

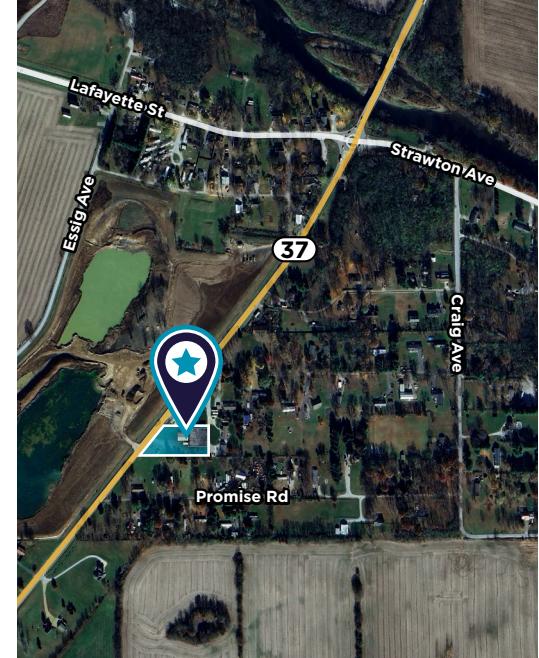
23044 SR 37

NOBLESVILLE, IN 46060



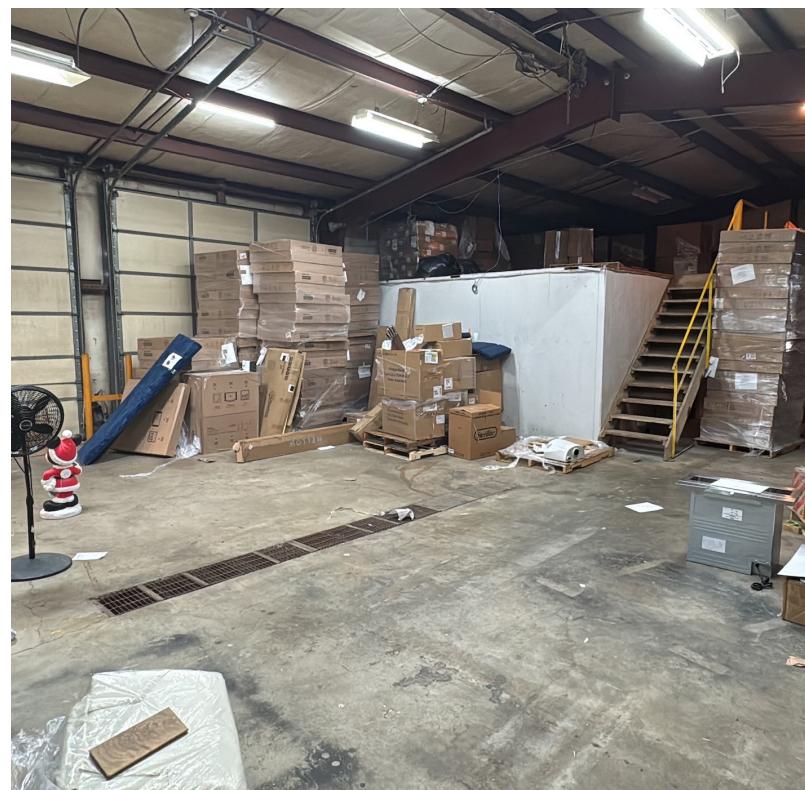
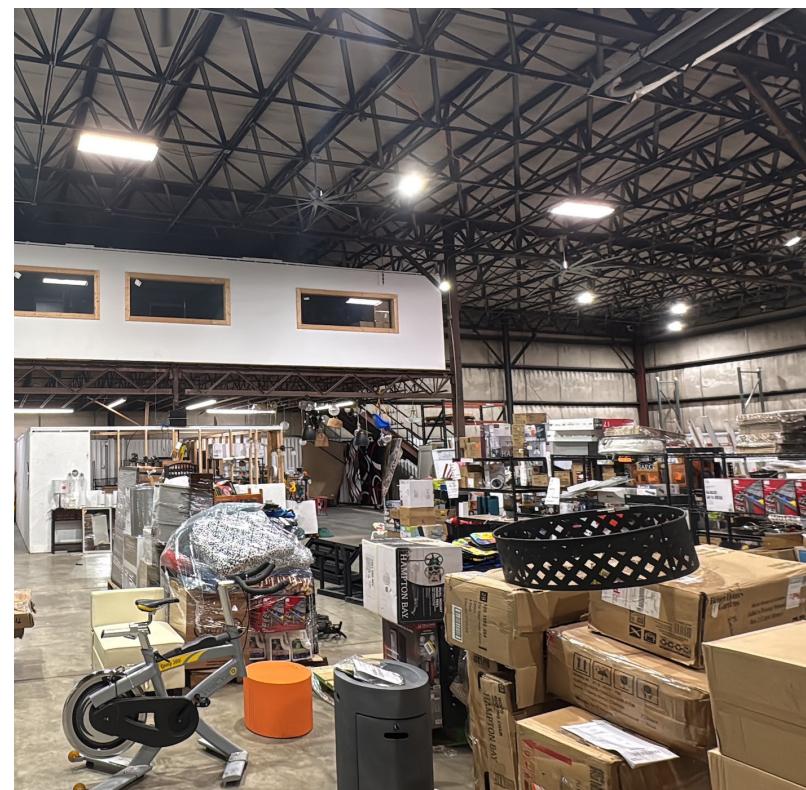
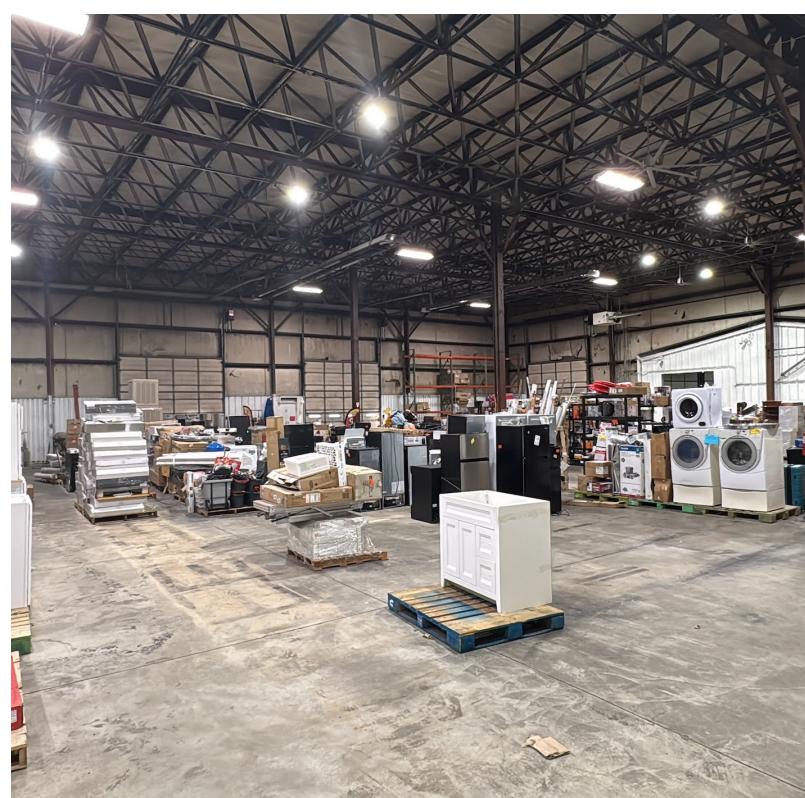
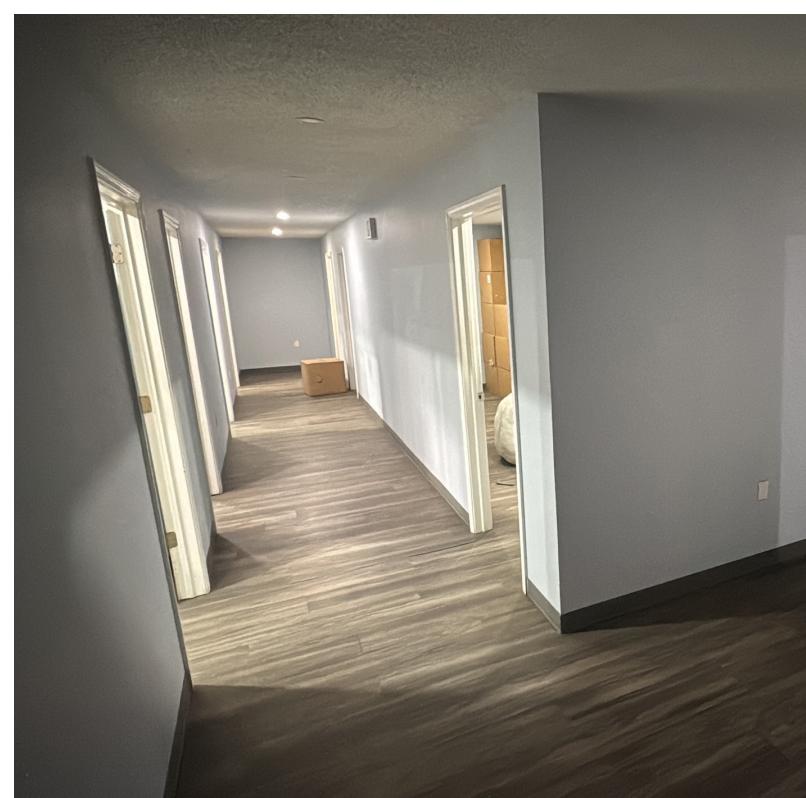
FOR SALE

ADDRESS	23044 SR 37, Noblesville, IN 46060
ACREAGE	±1.44 acres
SQUARE FOOTAGE	±13,329 (Based on the survey)
CLEAR HEIGHT	±24' in the large building
DOCKS	1
DRIVE INS	<ul style="list-style-type: none"> • 2 (14x14) • 1 (12x12)
OFFICE	±1,300 SF
LIGHTING	Multi lamp and single lamp LED fixtures are present in the warehouse areas suspended from the building framing.
ELECTRICAL	400 amps 120/240 Volt single phase (Duke Energy).
UTILITIES	<ul style="list-style-type: none"> • Private Well Water (Newer in age) • Septic Sanitary (Newer in age) • LP Gas Supply • No Fire suppression
WAREHOUSE HEAT	Suspended propane gas fired radiant heaters and propane gas fired fan assist unit heaters.
TAXES	\$5,541.90 per year (23 pay 24)
ZONING	C-3



ASKING PRICE \$950,000
(or) \$71.27 PSF

Note: Information contained in this brochure/marketing material was collected from secondary sources/reports. Accuracy of this information must be confirmed by any prospective buyer. Cushman & Wakefield does not guarantee the accuracy of this information.



For more information, please contact:

RYAN BAKER

Executive Managing Director
+1 317 979 7182
ryan.baker@cushwake.com

One American Square
Suite 1800
Indianapolis, IN 46282
+1 317 634 6363

 **CUSHMAN & WAKEFIELD**
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.