

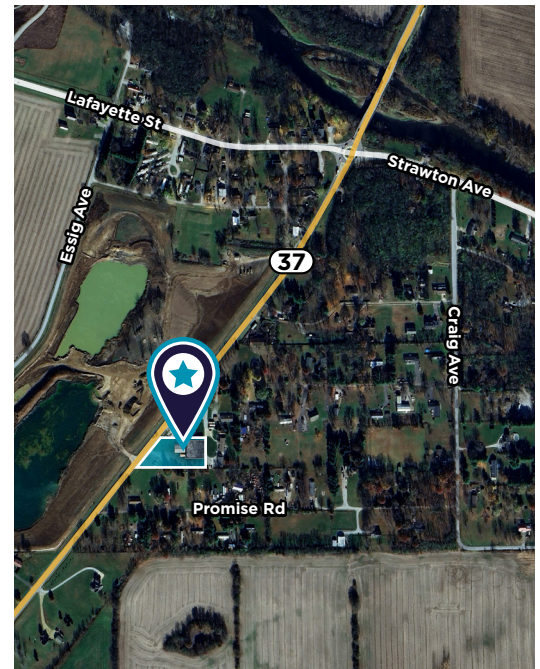
23044 SR 37

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:

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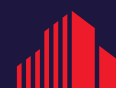
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