

PRE-LEASING FLEX SPACE

METRO ENTERPISE PARK

SWC PLEASANT ST. & UNION CHAPEL RD.
NOBLESVILLE, IN 46060



Presented by

NAICressy
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



SATORI
PROPERTIES

Rendering, final design may vary.

SWC PLEASANT ST. & UNION CHAPEL RD.



PROPERTY OVERVIEW

Rare flex space coming online in Noblesville! Tenant improvement packages and turn-key options available in all buildings.

Phase One features approximately 75,000 SF between two buildings, and is now available for pre-leasing. Building One features Pleasant Street frontage, drive-in accessibility, and is minimally divisible to 4,000 SF. Building Two features both drive-in and loading dock accessibility, and is minimally divisible to 10,000 SF.

Phase Two will feature four buildings totaling 107,400 SF with drive-in accessibility, and 1,800 SF bay sizes featuring drive through capability.

Phase Three will host a single, 36,000 SF building.

[VIEW PROPERTY ONLINE](#)



Phase One
 Building A: 24,400 SF
 Building B: 46,300 SF



Phase Two
 Building A (West): 12,600 SF
 Building A (East): 10,800 SF
 Building B: 42,000 SF
 Building C: 42,000 SF



Phase Three
 Building A: 36,000 SF



Lease Rate: \$14.00 PSF NNN



Clear Height: 24'



Zoning: PUD



City Utilities in Place



Drive-In & Dock Accessibility



Limited Signage Opportunities



PHASE 3

VIP Animal Care

Pleasant St

Pleasant St

PLEASANT ST

Steel Erect

PHASE 1

Metro Park Ct

PHASE 2

Union Chapel Rd

Electric Production Innovation...

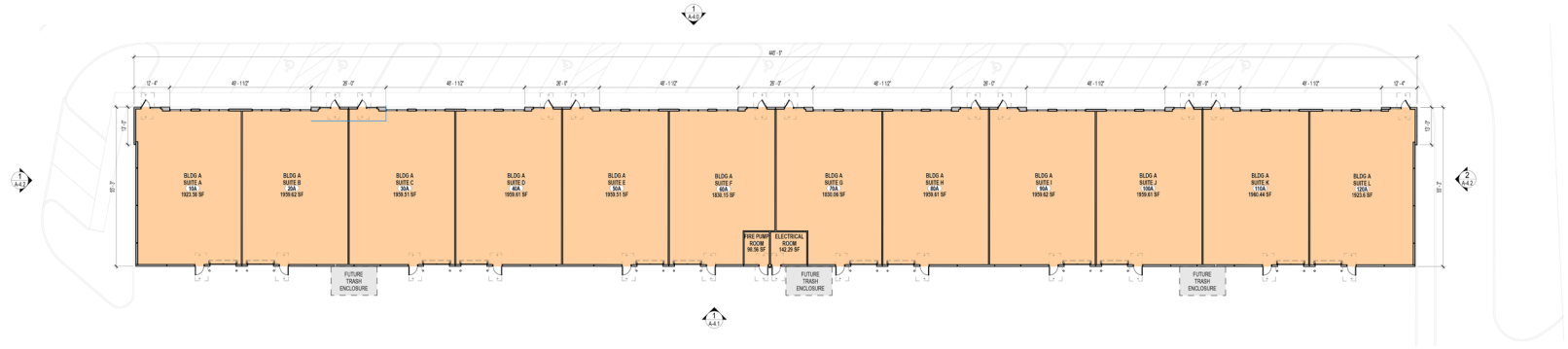
Longvida Optimized Curcumin

PROJECT RENDERING

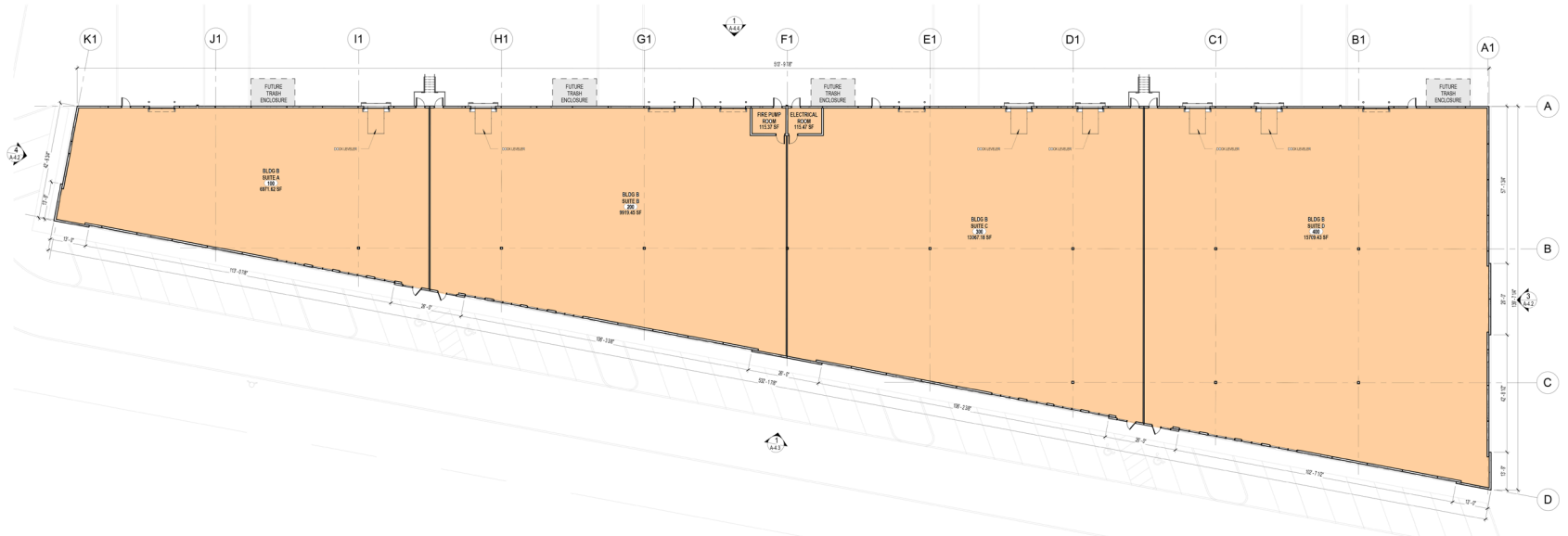


Rendering, final design may vary.

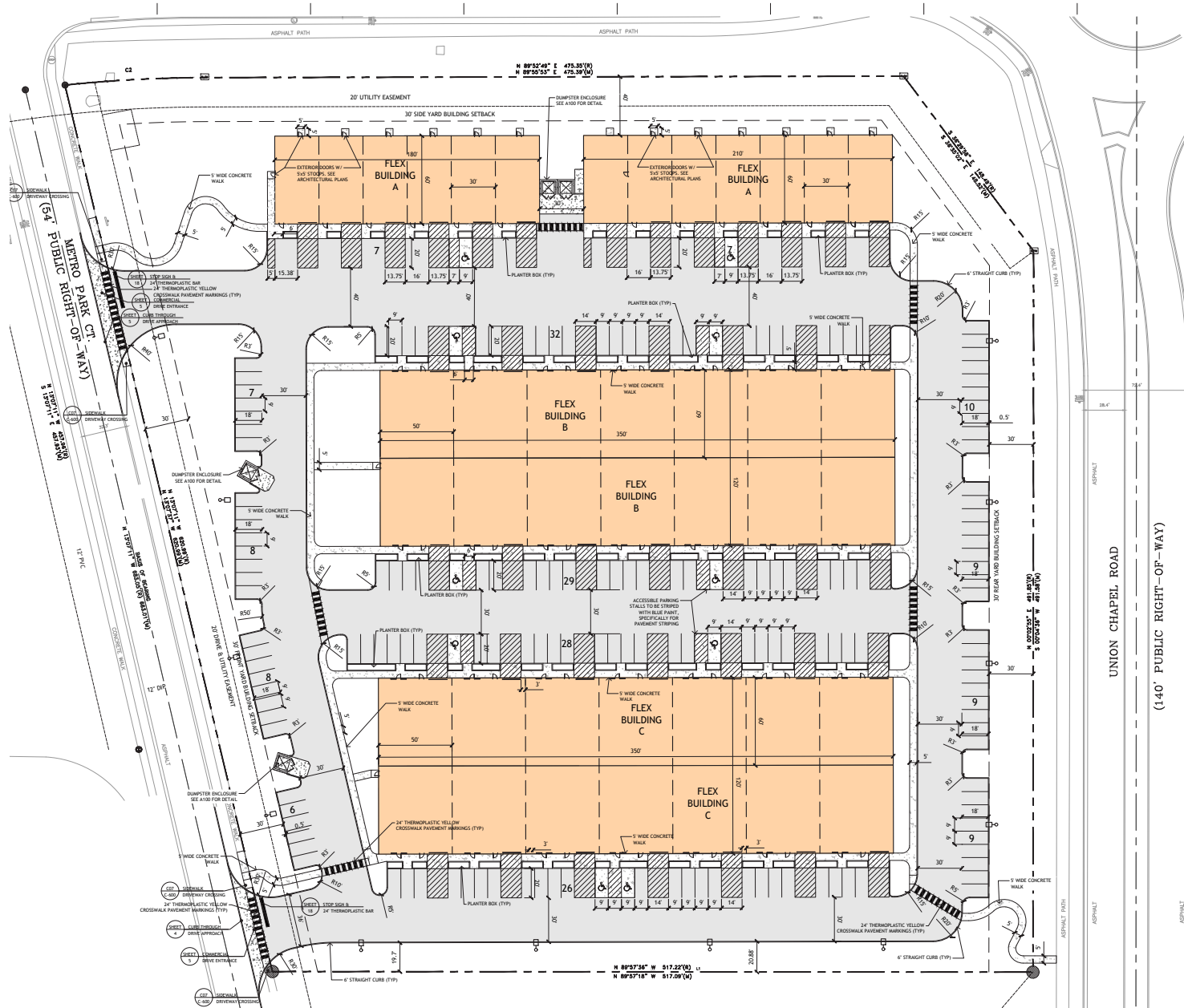
PROJECT PHASE 1



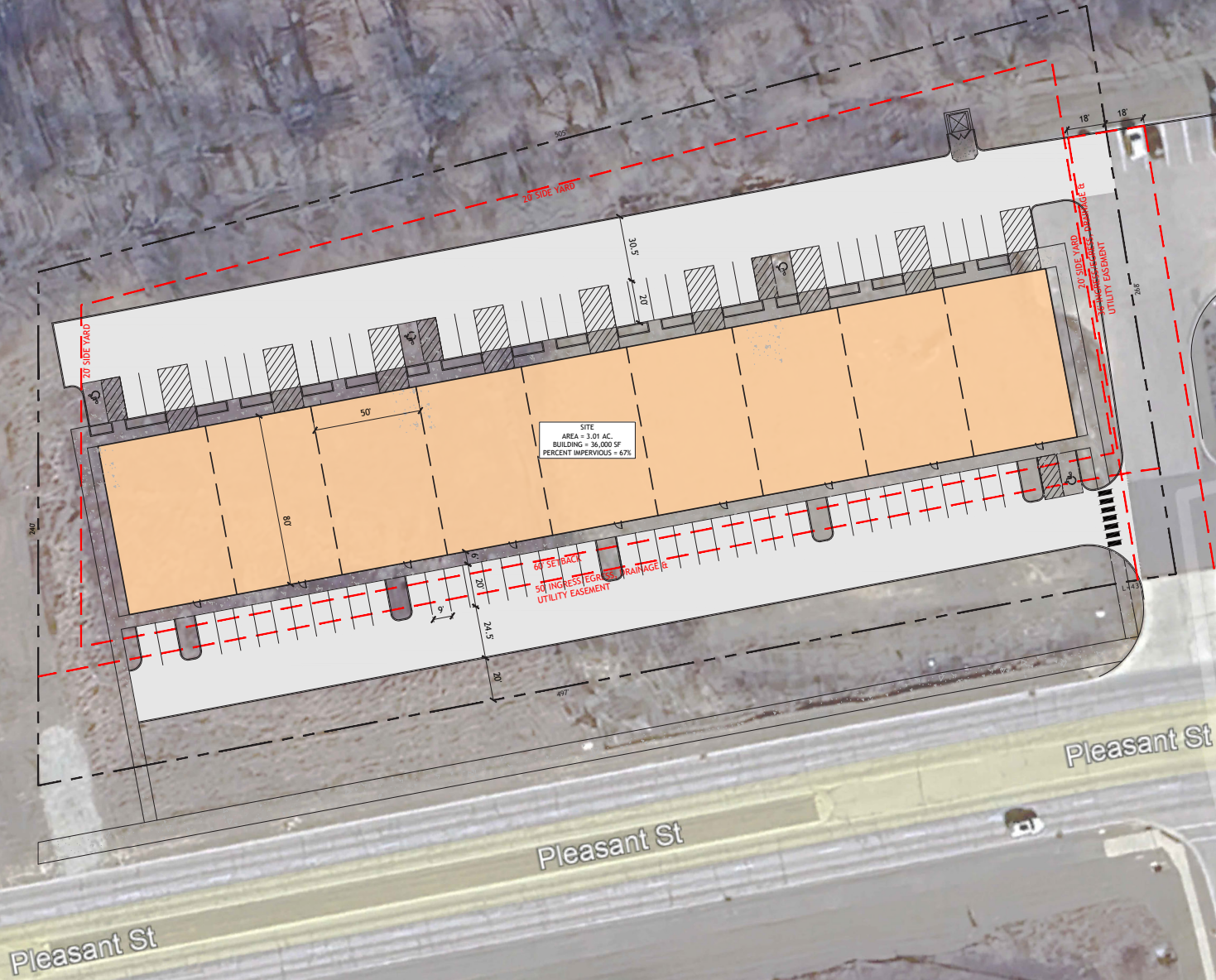
PROPOSED NORTH BUILDING A



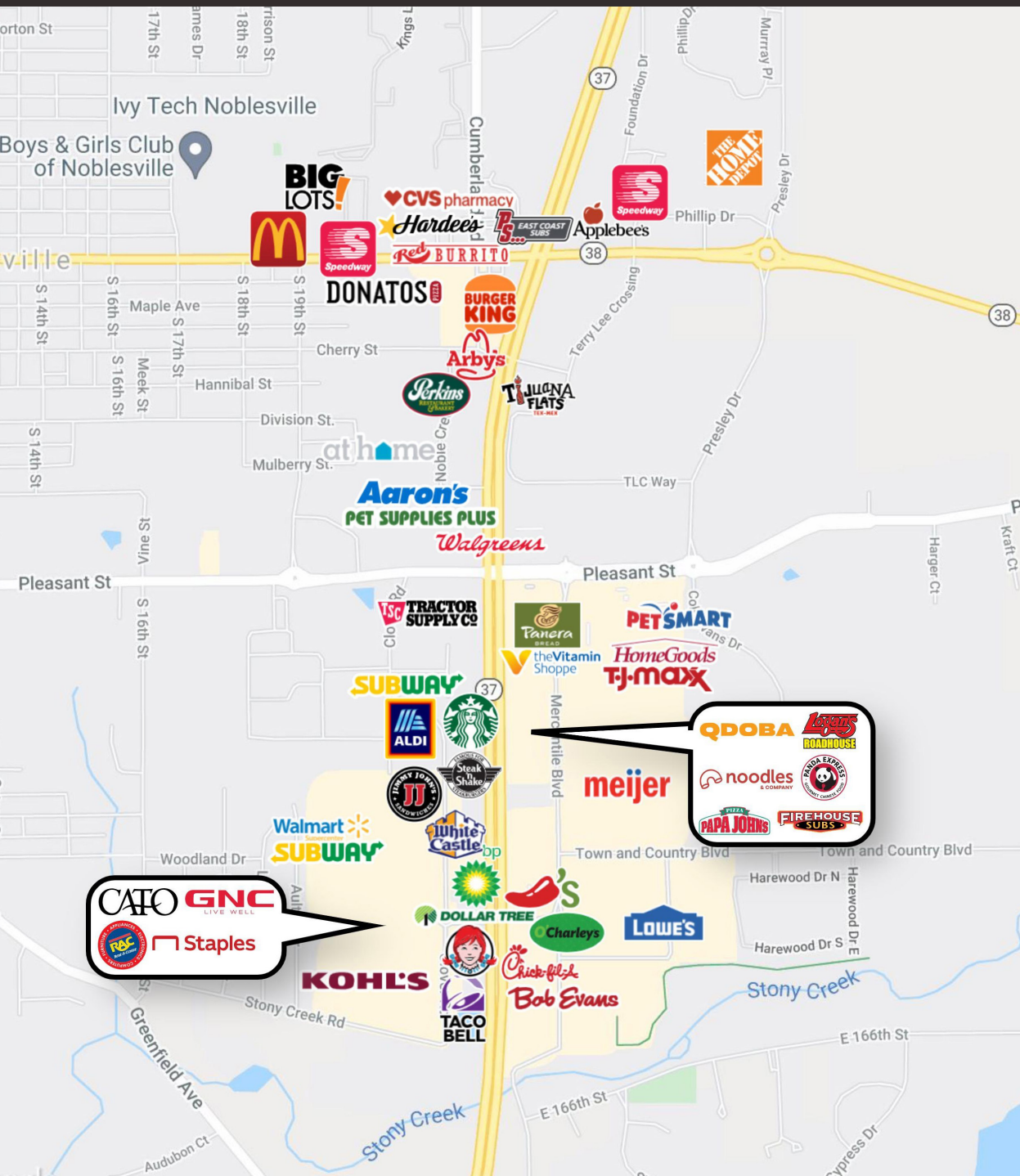
PROJECT PHASE 2



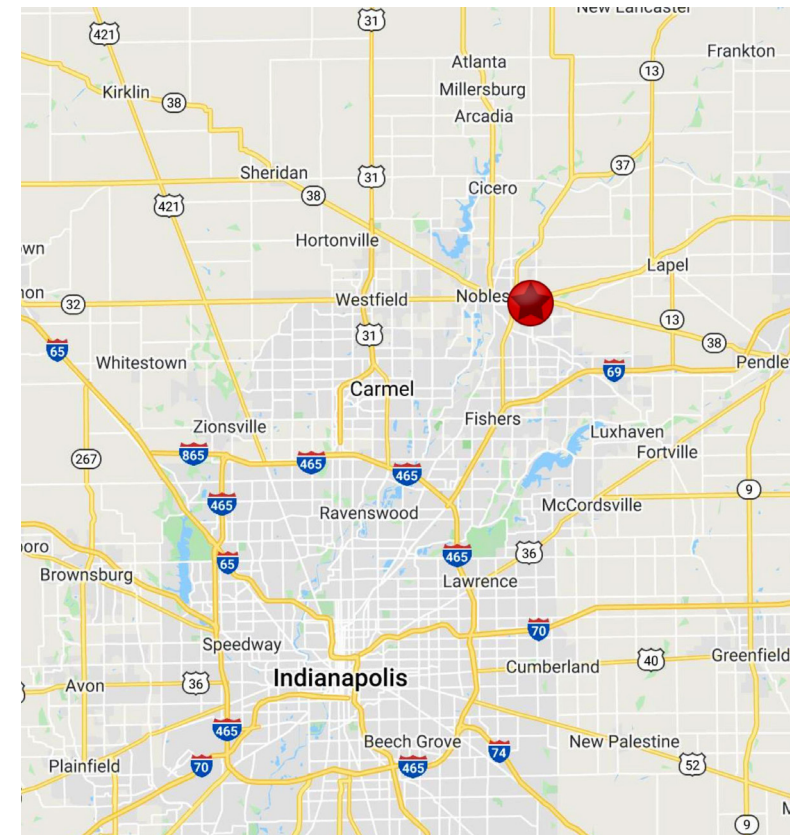
PROJECT PHASE 3



NEARBY RETAILERS



- Average daily traffic count of 4,933 on Pleasant Street and 6,561 on Union Chapel Road.
- 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.



METRO ENTERPISE PARK

SWC PLEASANT ST. & UNION CHAPEL RD.
NOBLESVILLE, IN 46060

CONTACT US:

ANDREW FOLLMAN, CCIM
MARKET PRESIDENT
317.566.5614
AFOLLMAN@CRESSY.COM

LUKE TROYER
BROKER
317.566.5615
LTROYER@CRESSY.COM

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.



Presented by

NAICressy

Rendering, final design may vary.



SATORI
PROPERTIES