

PRE-LEASING FLEX SPACE

Metro Enterprise Park
SWC Pleasant St. & Union Chapel Rd.
Noblesville, IN 46060



Presented by

NACressy
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



SATORI
PROPERTIES

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



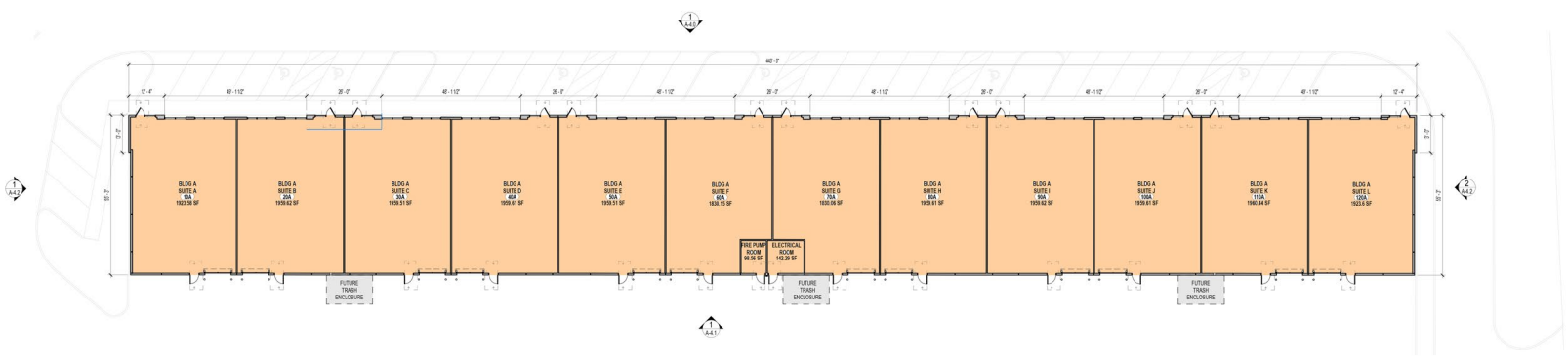
Limited Signage Opportunities



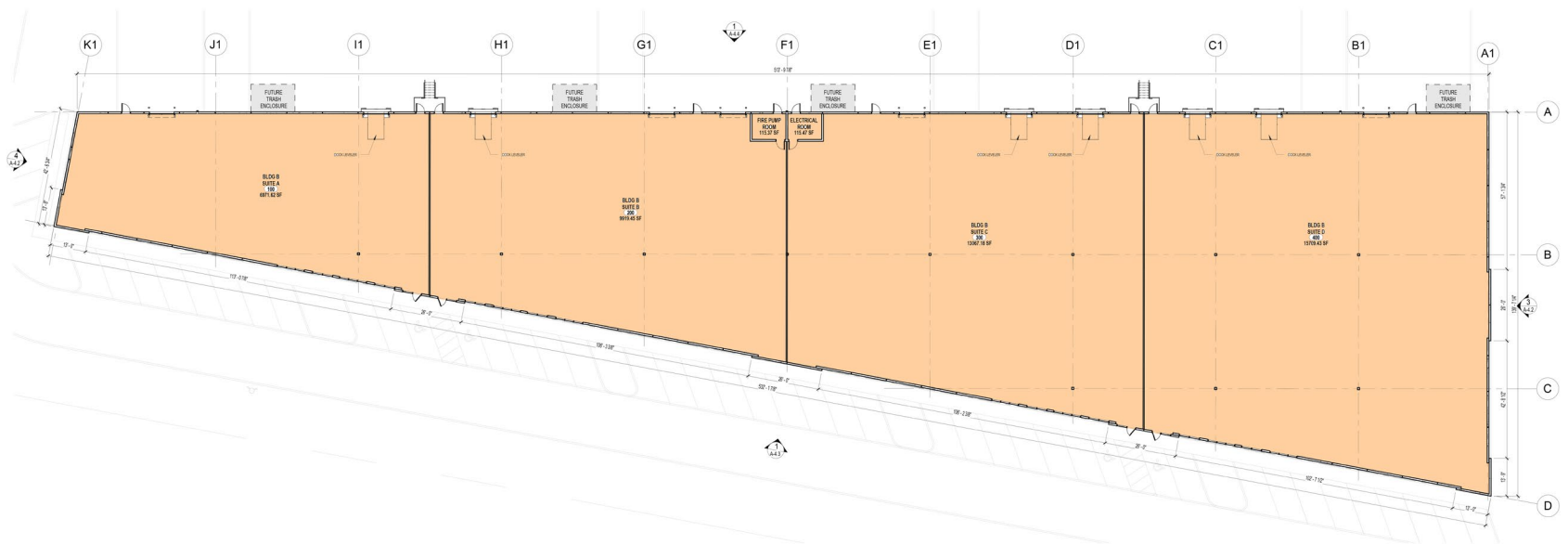
PROJECT RENDERINGS



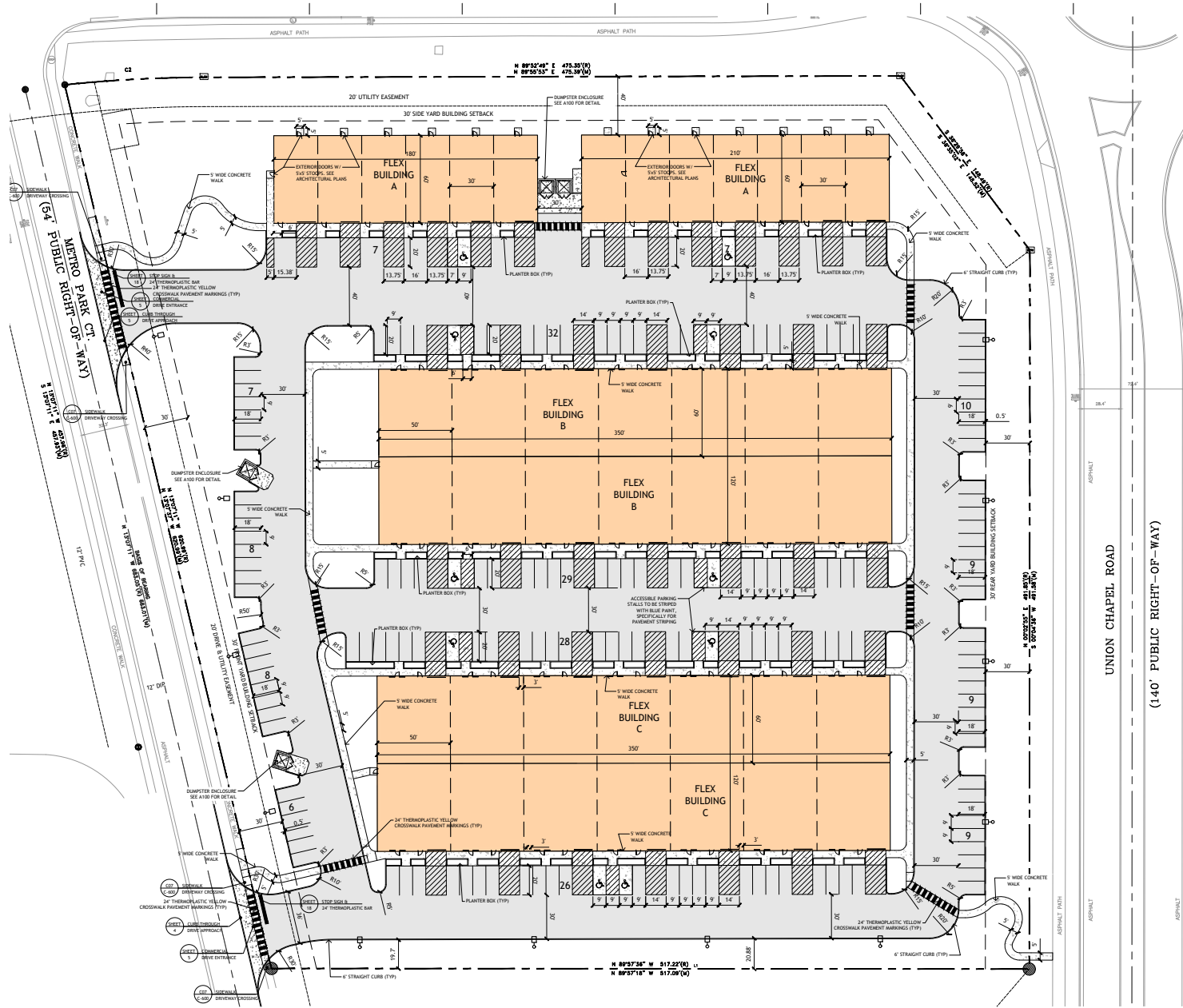
PROJECT PHASE 1



PROPOSED NORTH BUILDING A



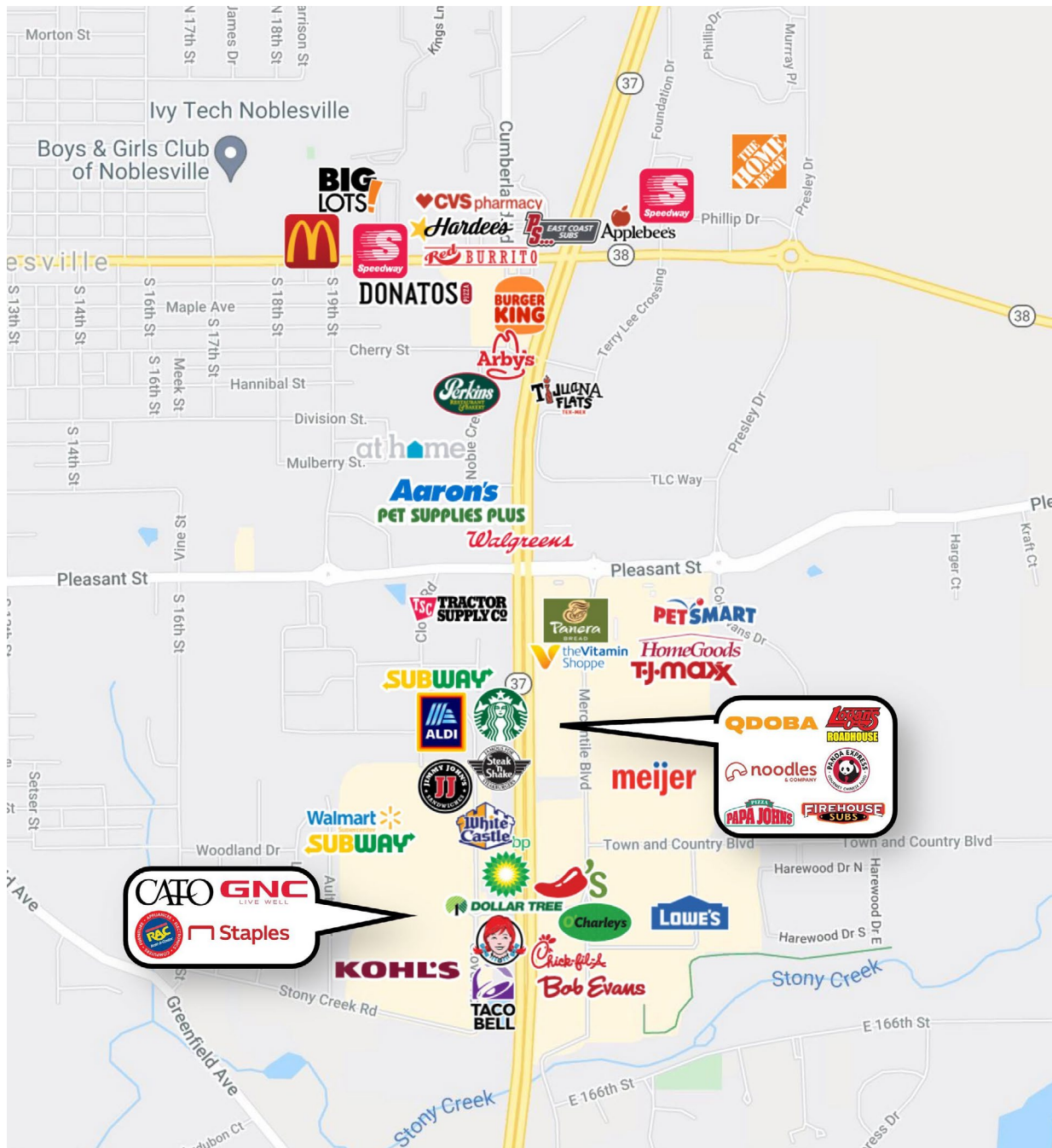
PROJECT PHASE 2



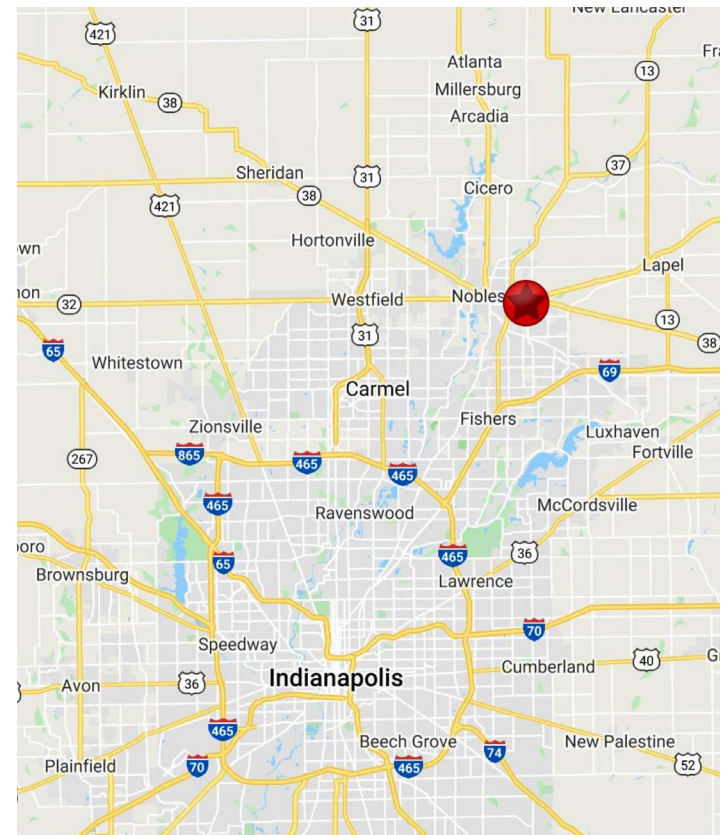
PROJECT PHASE 3



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.



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