

**SALE / LEASE**

# 12,040 SF Stony Creek Flex-Industrial Building

**15402 STONY CREEK WAY**

Noblesville, IN 46060

**PRESENTED BY:**

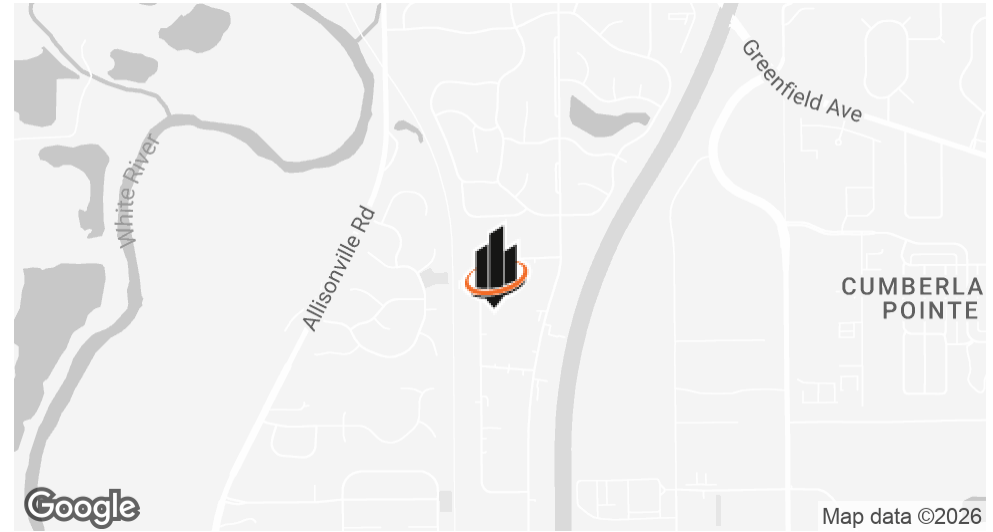
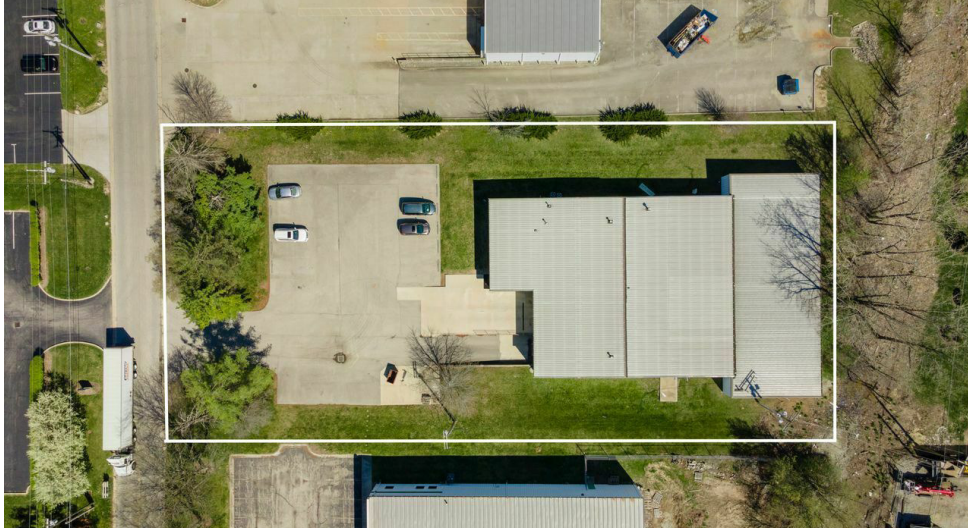
**JESS LAWHEAD, SIOR, CCIM,  
CBI**

O: 317.447.4403

[jess.lawhead@svn.com](mailto:jess.lawhead@svn.com)

IN #RB14047741

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>LEASE RATE:</b>	\$13.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	12,040 SF
<b>LOT SIZE:</b>	1.16 Acres
<b>BUILDING SIZE:</b>	12,040 SF

## PROPERTY HIGHLIGHTS

- 12,040 SF industrial flex property available for sale or lease
- +/-2,000 SF front office with private offices, full kitchen, restroom, and large open area for conferencing, storage, or workspace
- Additional office room separated by a garage door, usable as conference space, work area, or warehouse extension and +/-10,040 SF warehouse with small office, restroom, and ceiling heights from 11-15 ft. (10 ft. clear)
- Warehouse access includes one 14 ft. drive-in bay, one 10 ft. dock door, adjacent man door, plus office-to-warehouse access via two 8 ft. garage doors and one man door
- Heavy power infrastructure including 400A / 480V / 3-phase service with supplementary 200A disconnect, supporting a wide range of industrial and equipment intensive operations
- 13 painted surface parking spaces and additional paved side area for overflow or outdoor use

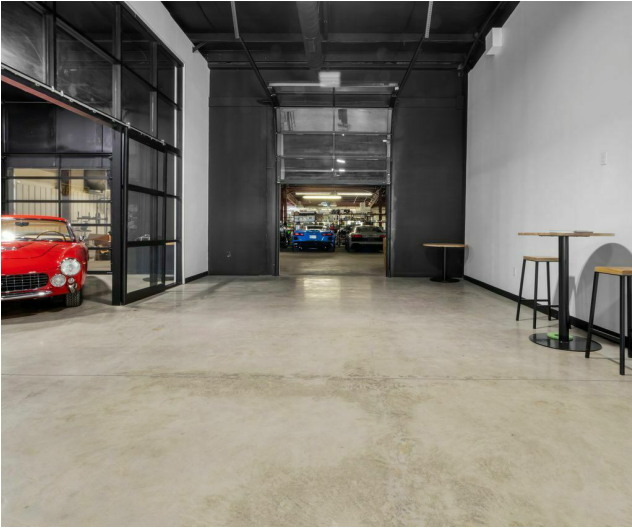
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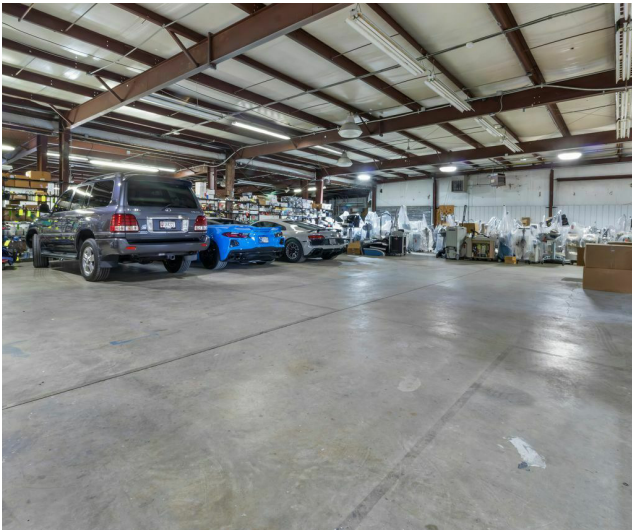
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**ADDITIONAL PHOTOS - OFFICE**



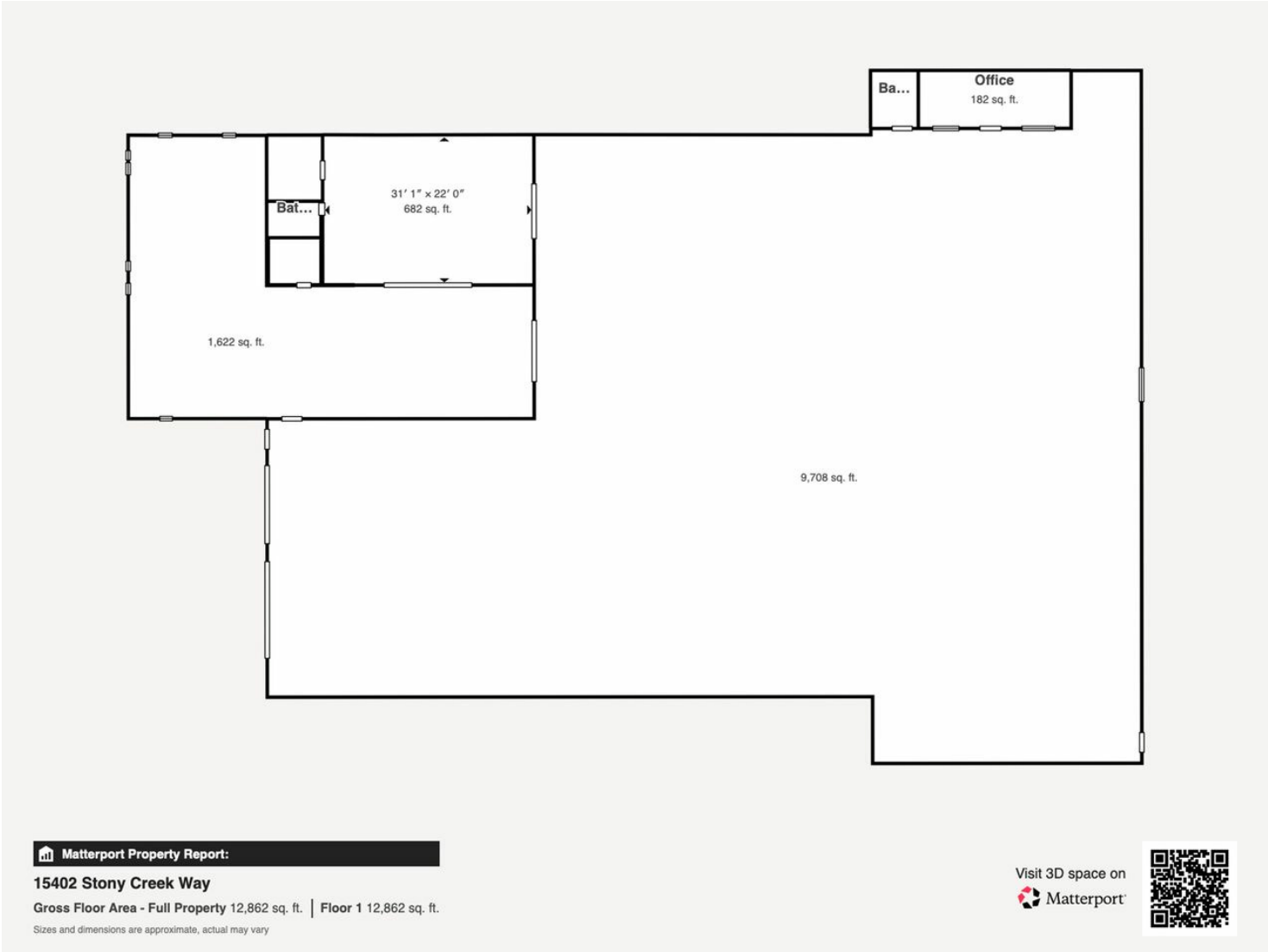
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**ADDITIONAL PHOTOS - WAREHOUSE**



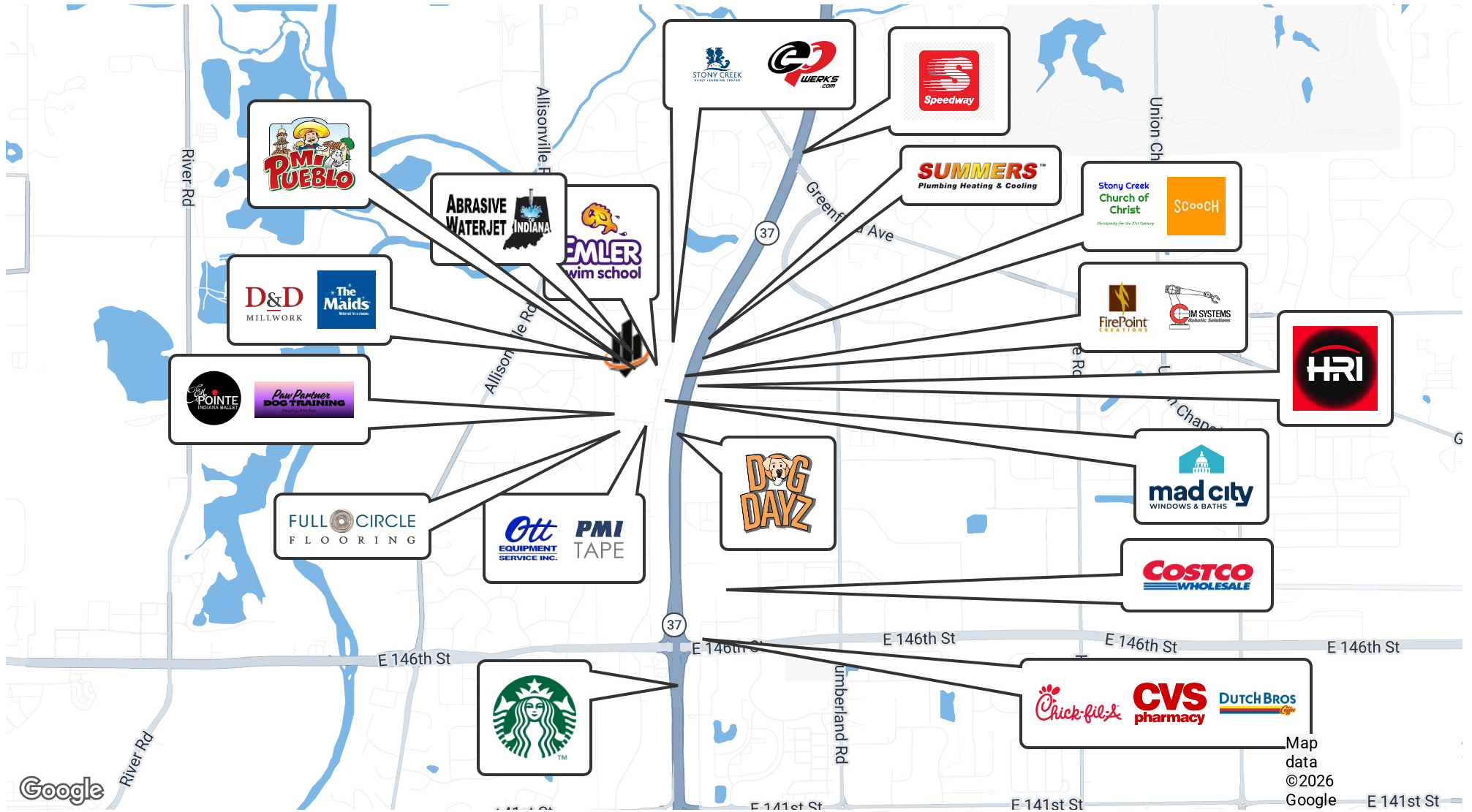
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# FLOOR PLAN



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# RETAILER MAP



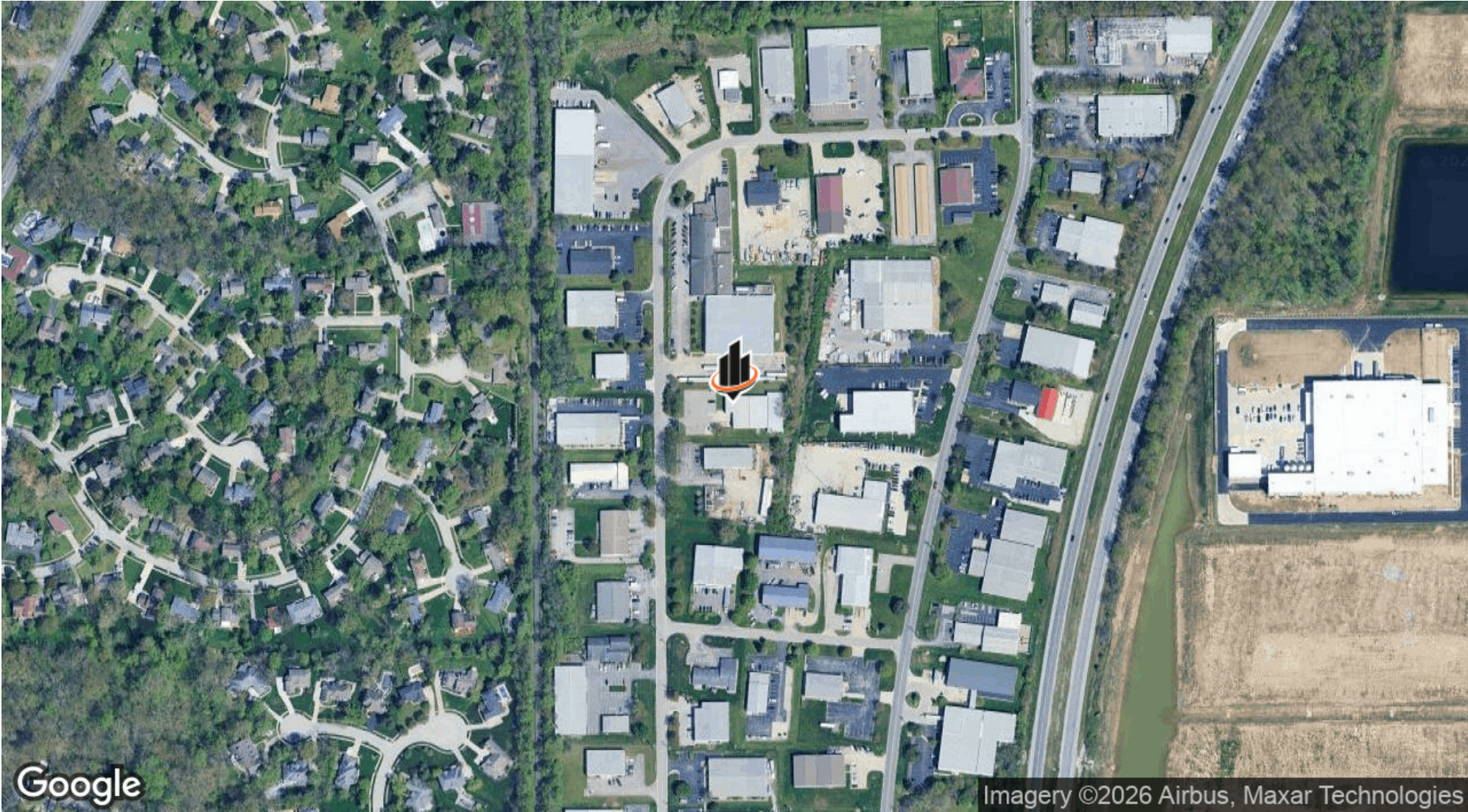
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**AERIAL LOCATION**



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**LOCATION MAP**



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