

# INDUSTRIAL/FLEX SPACE FOR LEASE

10330-10340 Pleasant St. | Noblesville, IN 46060



## Office Space Within Flex Building Minutes From I-69 and I-465 in Vibrant Noblesville

|                       |  |
|-----------------------|--|
| <b>Available:</b>     | Bldg. 10340, Suite 400 - 2,088 SF Office Space |
| <b>Lease Rate:</b>    | \$16.00 PSF, Net of Janitorial and Utilities   |
| <b>Building Size:</b> | Two 9,900 SF buildings on the property.        |
| <b>Parking:</b>       | 50 Spaces                                      |
| <b>Land:</b>          | 2.17 Acres                                     |

### Building Details:

Industrial flex space buildings featuring 4" concrete floors, drive-in accessibility, and 200amp electrical service.

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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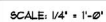


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**Market President**

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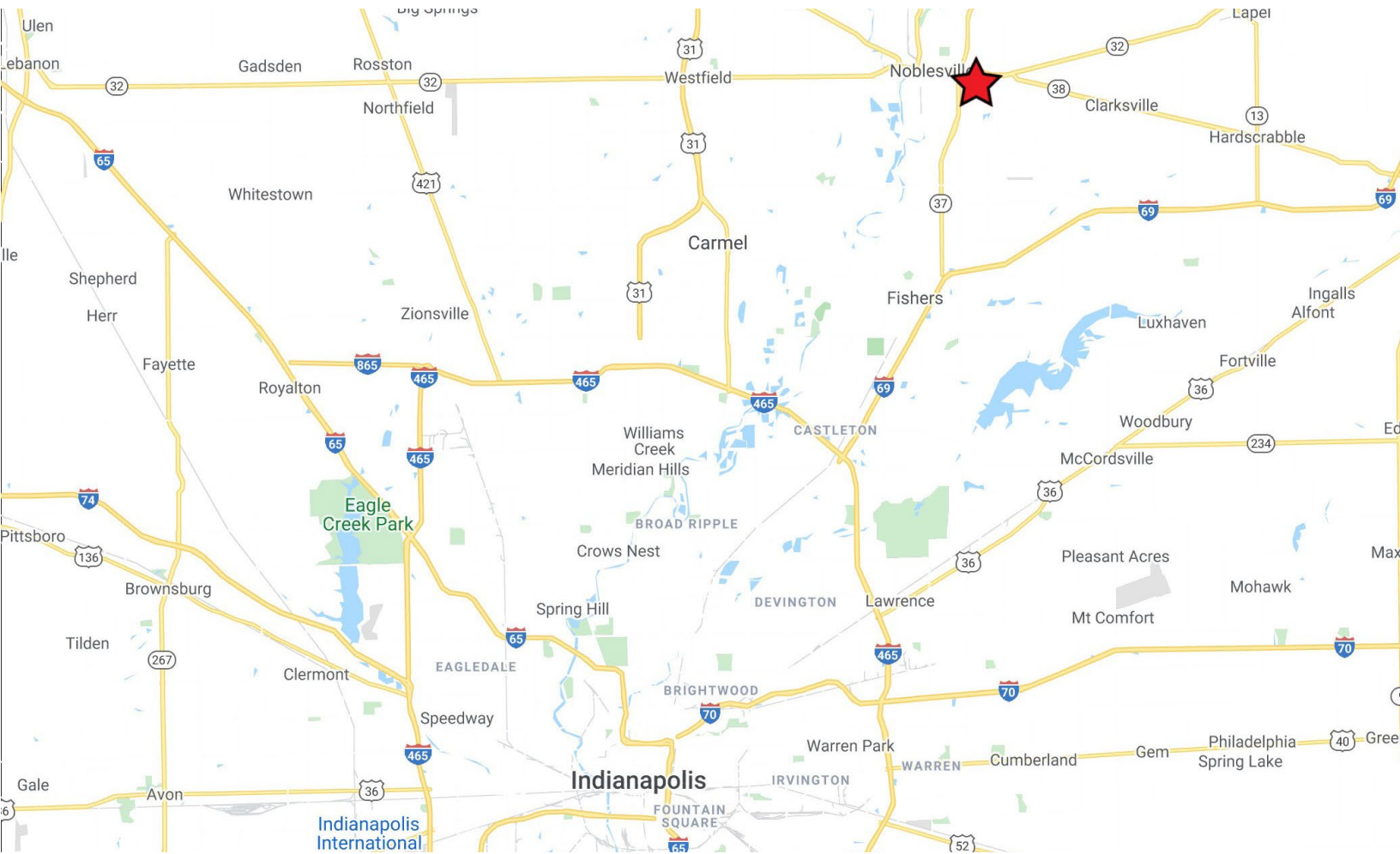




# LOCATION OVERVIEW

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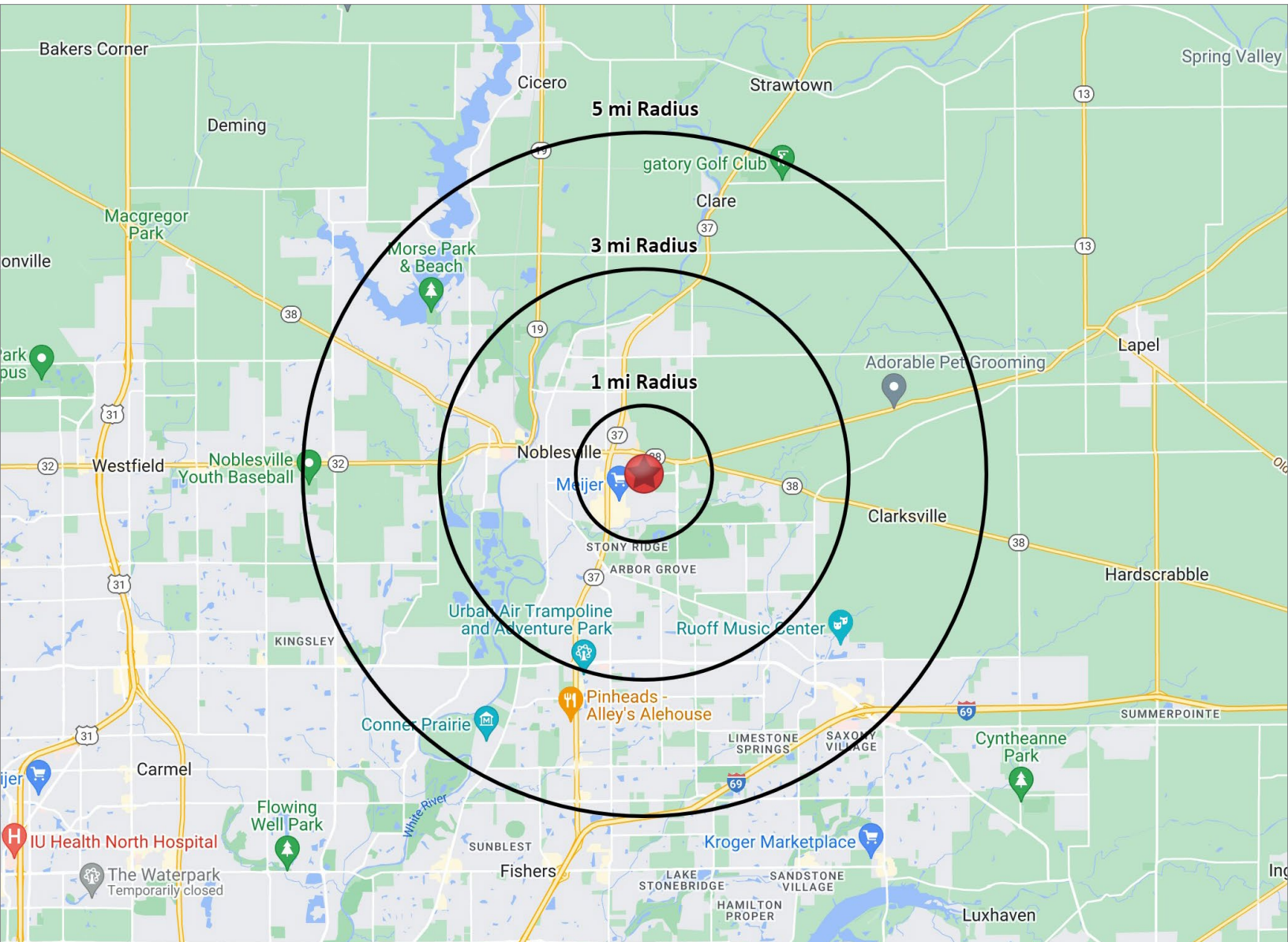
- Located East of Highway 37 on Pleasant St. in Noblesville, just northeast of Indianapolis.
- Minutes from Interstate 69, Interstate 465, and Downtown Noblesville.
- Surrounded by local and national commercial, industrial, and retail businesses.



# 2025 DEMOGRAPHICS

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### POPULATION

|        |         |
|--------|---------|
| 1 MILE | 4,119   |
| 3 MILE | 42,401  |
| 5 MILE | 102,511 |



### NUMBER OF HOUSEHOLDS

|        |        |
|--------|--------|
| 1 MILE | 1,641  |
| 3 MILE | 16,295 |
| 5 MILE | 38,520 |



### AVERAGE HOUSEHOLD INCOME

|        |           |
|--------|-----------|
| 1 MILE | \$161,843 |
| 3 MILE | \$136,945 |
| 5 MILE | \$144,397 |



### MEDIAN HOME VALUE

|        |         |
|--------|---------|
| 1 MILE | 434,177 |
| 3 MILE | 346,678 |
| 5 MILE | 366,065 |