

# Industrial Flex Space

15371-15391 Stony Creek Way Noblesville, IN

AVAILABLE FOR LEASE

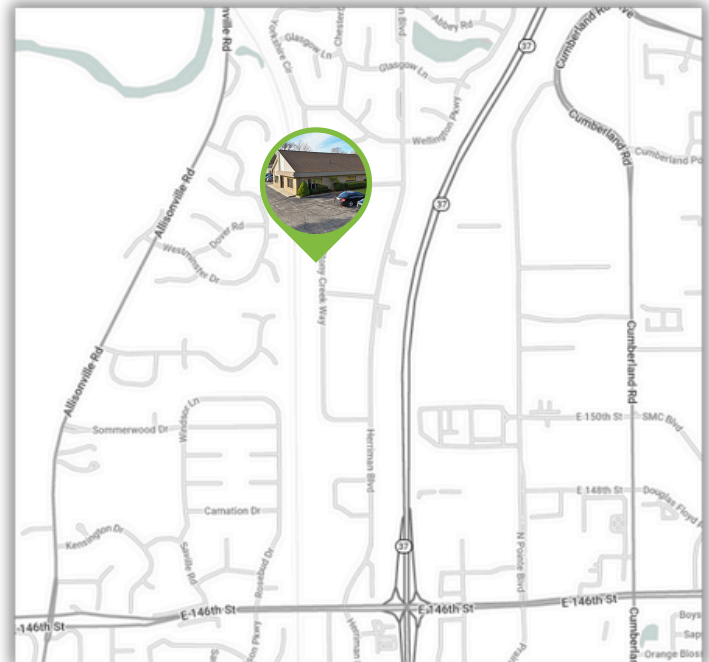
RENOVATIONS  
COMING SOON



## PROPERTY HIGHLIGHTS

Stony Creek Business Park offers an ideal mix of warehouse and office space, making it a versatile option for businesses seeking flexibility. With  $\pm 4,648$  SF (64.2%) dedicated to industrial use and  $\pm 2,592$  SF (35.8%) for office space, this flex building is perfect for tenants looking for a combination of different uses and functions.

- Total SF: Approx.  $\pm 7,240$  SF
- Industrial Space:  $\pm 4,648$  SF (64.2%)
- Office Space:  $\pm 2,592$  SF (35.8%)
- Drive-Ins: 4 total
- Flexibility: Grow or shrink your footprint as your business needs change.
- i1 Zoning (Light Industrial)
- 13 Parking Space



*\*Photos do not reflect upcoming updates, improvements, and new roof.*



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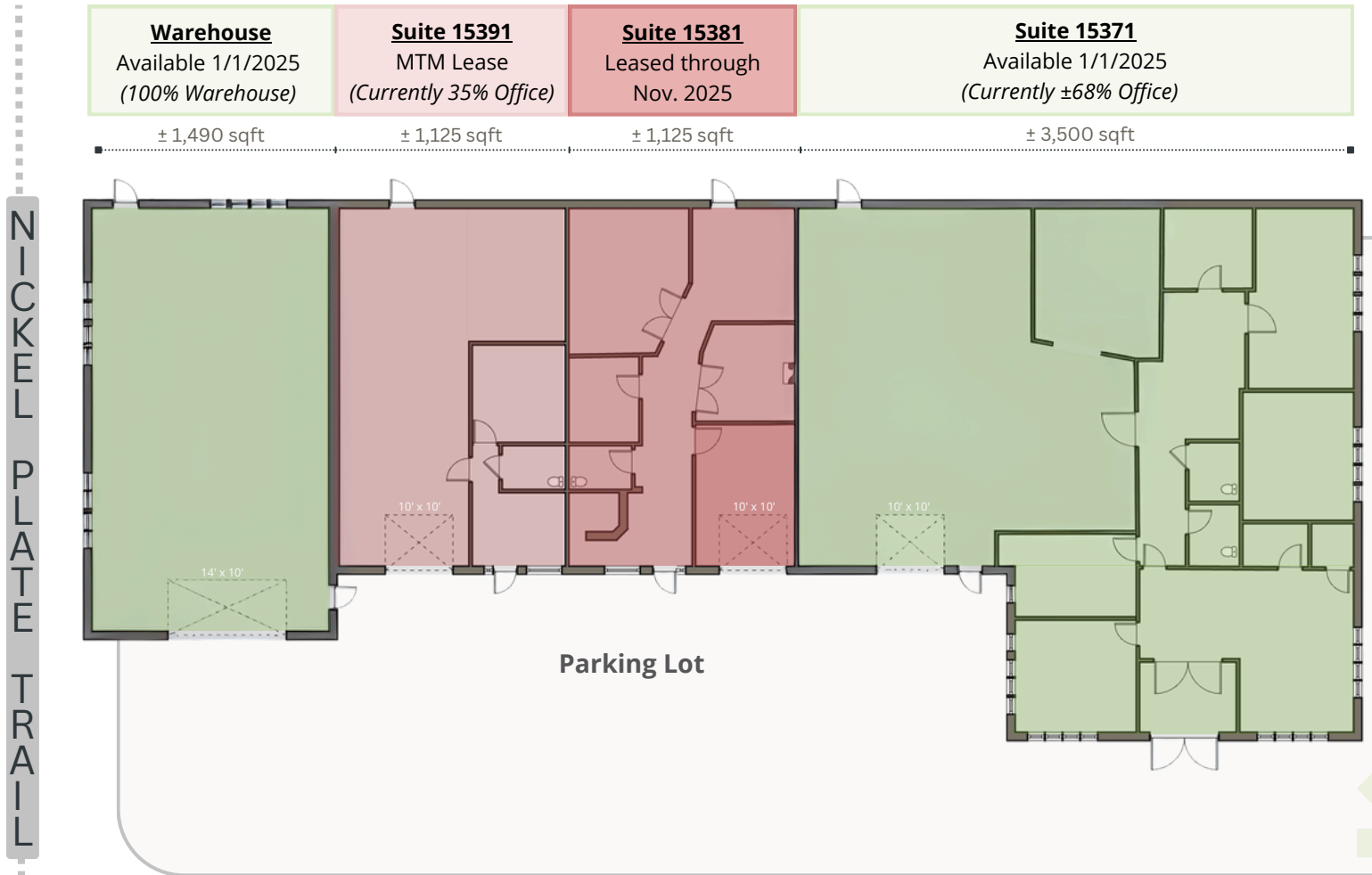
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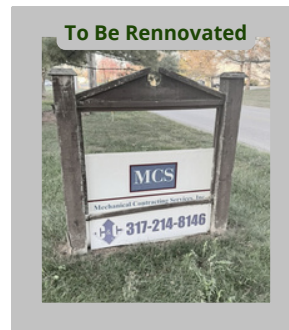
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**RENOVATIONS  
COMING SOON**

## ILLUSTRATIVE FLOOR PLAN



### Signage / Branding Opportunity



\*The floor plan is illustrative and may not reflect exact square footage or dimensions; details are subject to change. It does not include upcoming updates and improvements and should be used for layout purposes only.



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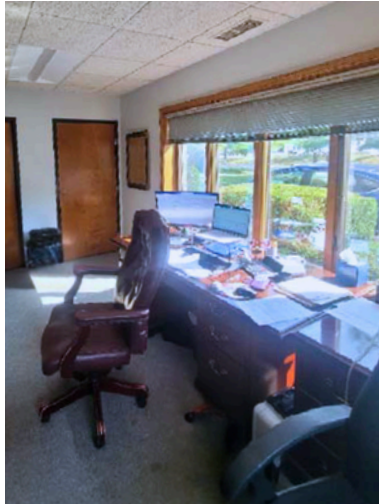
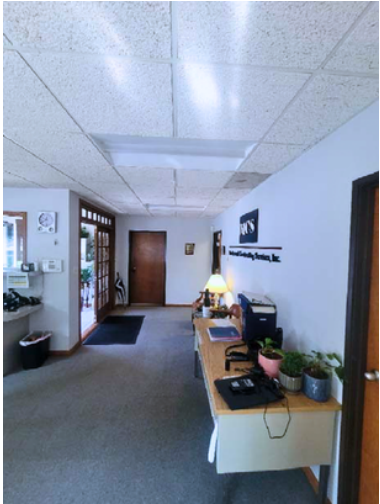
RENOVATIONS  
COMING SOON

SUITE 15371 | ±3,500 sq.ft.

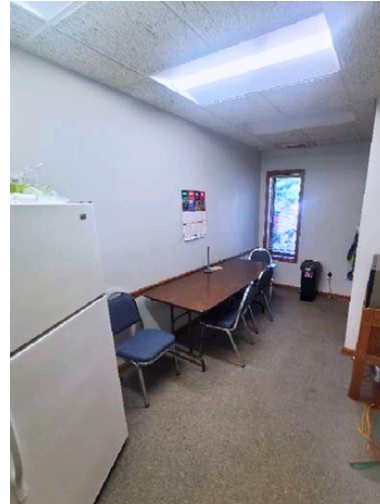
## Upcoming Space Refresh

The space is planned for a refresh and renovations upon the current tenant's vacancy (1/1/2025), with flexibility in design and buildout depending on new lease timing.

### Current Office Space



### Breakroom



### Space Features:

- Design Flexibility
- ±68% Office (as-is)
- Dock 10' x 10'
- 2 Bathrooms
- Breakroom
- Reception Area
- Sign/Branding Opp

### Updates to Include:

- Renovated Bathrooms
- Contemporary Design/Finish
- Updated Light Fixtures
- New Flooring
- HVAC System

### Current Warehouse



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RENOVATIONS  
COMING SOON

WAREHOUSE SPACE | ±1,490 sq.ft.



ENTRANCE WITH  
BRANDING OPPORTUNITY



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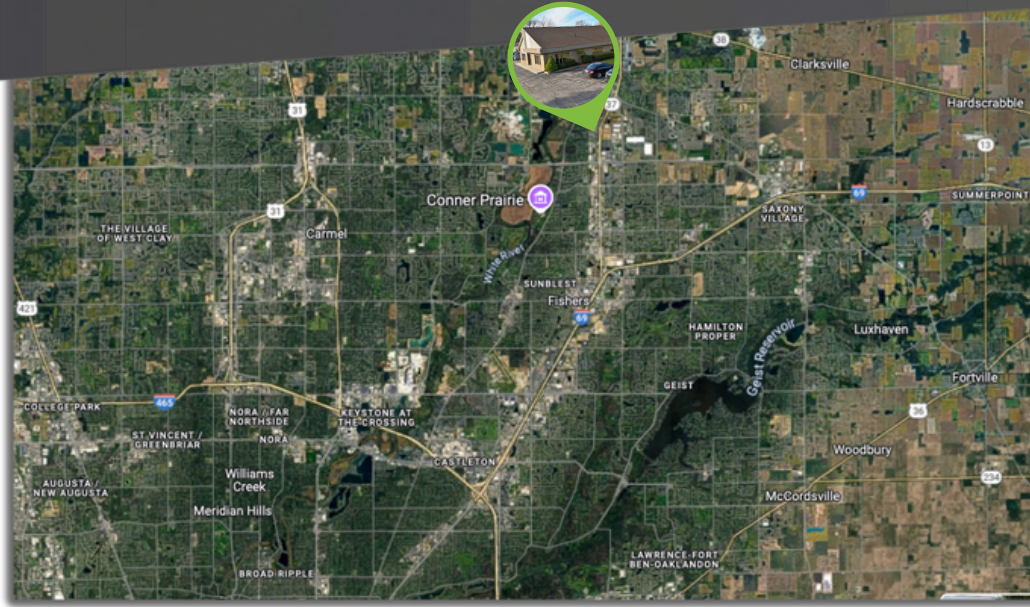
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## NOBLESVILLE, IN

Noblesville, Indiana, nestled in the heart Hamilton County, offers a perfect blend of historic charm and modern amenities. Established in 1823, its well-preserved downtown reflects a rich heritage. The economy thrives in diverse sectors including manufacturing and healthcare, and its strategic location within the Indianapolis metro area attracts businesses and investment.



### Prime Location & Accessibility

- **Central Hub:** Located in the thriving Stony Creek Business Park in Noblesville, a regional center for business and innovation.
- **Trail Access:** Property backs up to the Nickel Plate Trail, perfect for commuting or recreational use.
- **Easy Connectivity:**
  - Less than 10 minutes to downtown **Noblesville**
  - Approximately 10 minutes to **Fishers**
  - 15 minutes to **Carmel**
  - Under 20 minutes to **Westfield**
  - Only 30 minutes from **downtown Indianapolis**

**Outdoor and Recreation:** 15371 Stony Creek backs up to the Nickel Plate Trail, perfect for outdoor enthusiasts. Nearby, Morse Reservoir Park and Beach offer boating, swimming, and hiking, while the White River provides opportunities for kayaking and fishing.

**Music and Art:** Local galleries and the Nickel Plate Arts initiative showcase the talent of regional artists, while the renowned Ruoff Music Center hosts world-class concerts, drawing music enthusiasts from far and wide.

**Shopping:** The area offers a delightful mix of quaint boutiques and modern retail destinations. Explore the charming shops lining the historic downtown area where you'll find unique gifts, antiques, and artisanal treasures. For a more contemporary shopping experience, visit Hamilton Town Center, a sprawling outdoor mall featuring popular brands and eateries. Whether you're searching for vintage finds or the latest fashion trends, Noblesville provides a diverse array of shopping options to suit every taste and preference.

**Dining:** Noblesville presents a culinary adventure with an enticing array of dining establishments sure to satisfy every taste bud. Start your day with a hearty breakfast at Rosie's Place, renowned for its cozy ambiance and delicious comfort food. For an upscale dining experience, indulge in innovative dishes crafted with locally sourced ingredients at Matteo's Ristorante Italiano. Craving barbecue? Head to Big Hoffa's Smokehouse Bar-B-Que for mouthwatering ribs and brisket cooked low and slow.



Many relocating companies note their reason for choosing Noblesville:		#1 Best State in the Midwest for Business	Top 10 Cost of Doing Business
<ul style="list-style-type: none"> <li>1 Quality of Life</li> <li>2 Cost of Living</li> <li>3 Thriving Economy</li> <li>4 Ease of doing business</li> <li>5 Low cost of doing business</li> <li>6 Convenient transport for imports/ export and commute</li> <li>7 Available land and room for expansion</li> <li>8 Reasonably priced land in comparison to the US average</li> <li>9 Existing business community</li> <li>10 Growing workforce with continued secondary education and partnerships through Ivy Tech, Purdue University, and Indiana University</li> </ul>			
Top 10 Fastest Growing City in Indiana	Top 5 in 10 best places to live in Indiana	Top 10 Best Infrastructure	6.5% Corporate Capital Gains Tax
		AAA State Credit Rating	#3 in Nation Pharmaceutical Manufactured Exports
		75,934 City's Population	39,463 Labor Force Participation

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