

For LEASE

3,000 SF

\$9.95 SF/YR

512 Herriman Ct

Noblesville, IN 46060



I-1 zoning

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GOLARS
REAL ESTATE

Property Highlights

Prime Commercial Property in Noblesville

- **Prime Location:** Prime warehouse in Noblesville's established industrial district— build-to-suit space ready for your business vision.
- **Flexible Space:** High-performance warehouse tailored for industrial, retail, or distribution— adaptable space ready for seamless storage, production, or logistics integration.
- **Highway Visibility:** Minutes from SR 37 with excellent highway access for smooth regional connectivity.
- **Convenient Access:** Easy access from 146th Street with well-maintained sidewalks for smooth customer and employee entry.
- **Ample Parking:** Spacious paved lot offers ample parking for customers and employees.
- **Sturdy Block Construction:** Durable block construction with a flexible interior layout easily customized to fit your business needs.
- **I-1 Zoning Permitted Use:** Ideal for light manufacturing, warehousing, R&D, wholesale, flex space, service, data centers, offices, storage, or showrooms.

Floor Plan



50' x 60'

Total Area - 3,000 sq.ft

Office Rendering



Industrial Rendering



Marketing Agency Rendering



Home Repair Rendering



IT Tech Rendering



Design Firm Rendering



Aerial View



Exterior View



Building Details

Freestanding

Construction:
Masonry

Year Built:
2010

Lot Size:
1.30 AC

Zoning I - 1

\$9.95 SF/YR

APN/Parcel
29-11-18-000-
004.017-013

Access to
SR 37

Actual Site Photo



Nearby Major Retailers:

