RENOVATIONS COMPLETE!

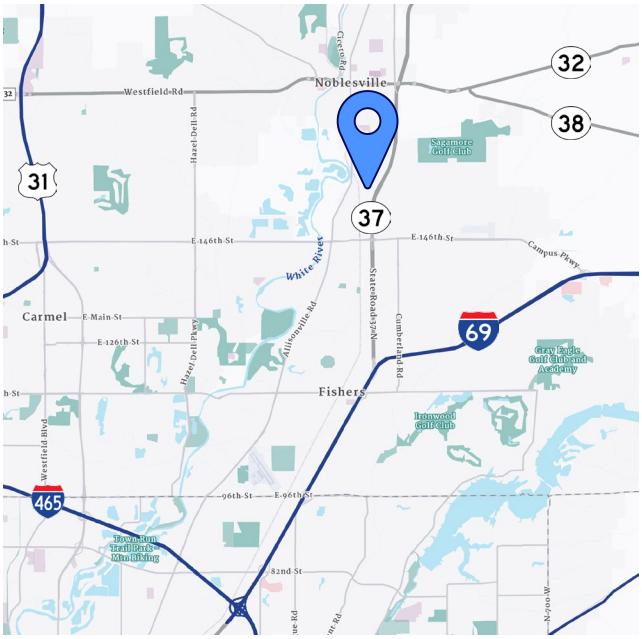
FOR LEASE

15535 Stony Creek Way

Noblesville, IN 46060

Stony Creek Business Park – Industrial / Flex Opportunity

- 23,360 SF total building
    - 5,000 SF, 8,360 SF, and 15,000 SF divisible options
- 12’ – 15’ clear height
- Dock and drive-in loading
- Heavy power
- Air-conditioned warehouse in portions of building
- 22 parking spaces
- Zoned I-1, Light Industrial
- Convenient access to SR-32, SR-37 & I-69
- Numerous amenities nearby including retail centers, restaurants and hotels
- Asking Rate: $12.75/SF NNN
- Est. 2025 OpEx : $3.26/SF
- **LEASE INCENTIVE**: (2) months free rent for a 5-year lease signed by 7/31/2025



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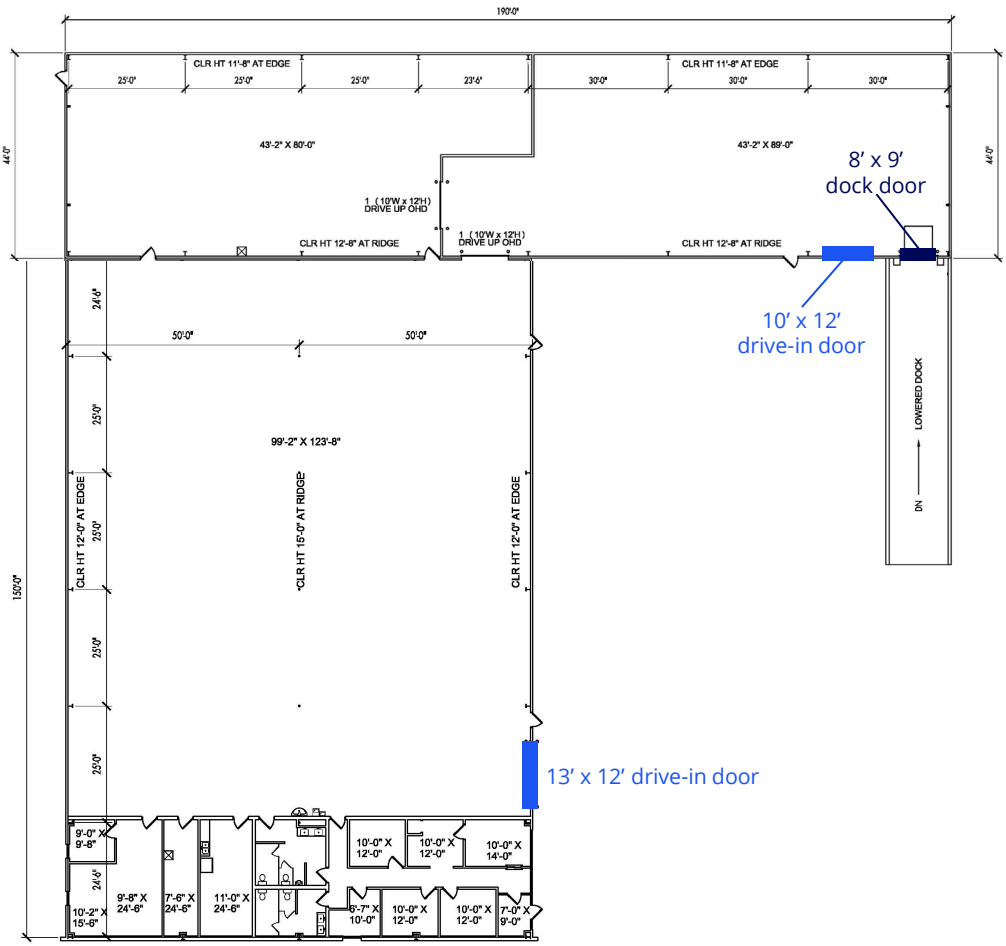
Floor Plan – Entire Building

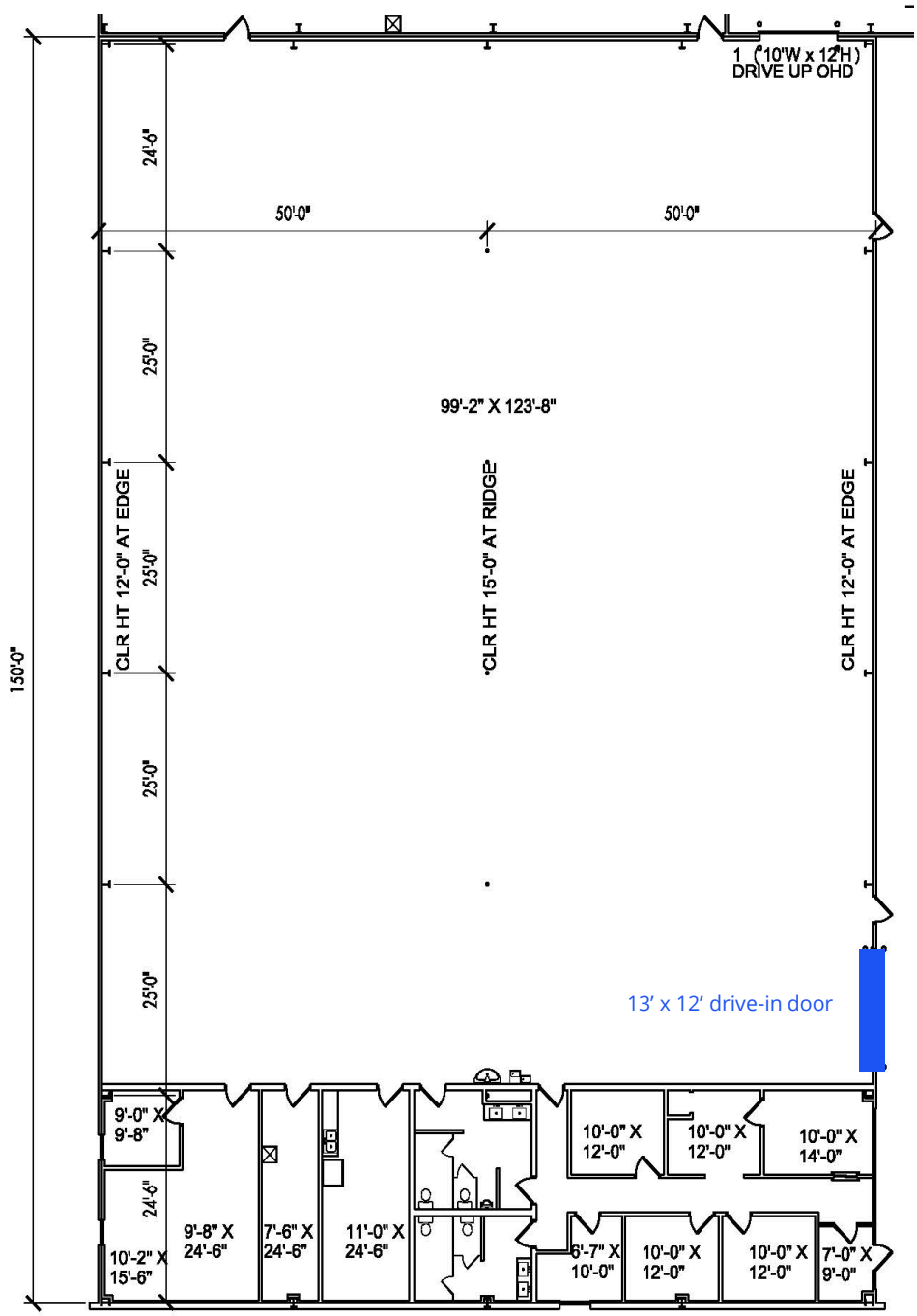
Entire Building	
Office SF	2,500
Warehouse SF	20,860
Total SF	23,360



Suite Specs

- 12' – 15' clear height
- (1) 8' x 9' dock door with pit leveler and seal
- (2) drive-in doors with automatic openers
    - (1) 10' x 12' drive-in door
    - (1) 13' x 12' drive-in door
- Power
  480 volt | 1500 amps | 3-phase
- LED lighting
- Air-conditioned warehouse
- Floor drains & water access
- (2) restrooms with multiple fixtures
- Breakroom with kitchenette

Floor Plan – Front Building

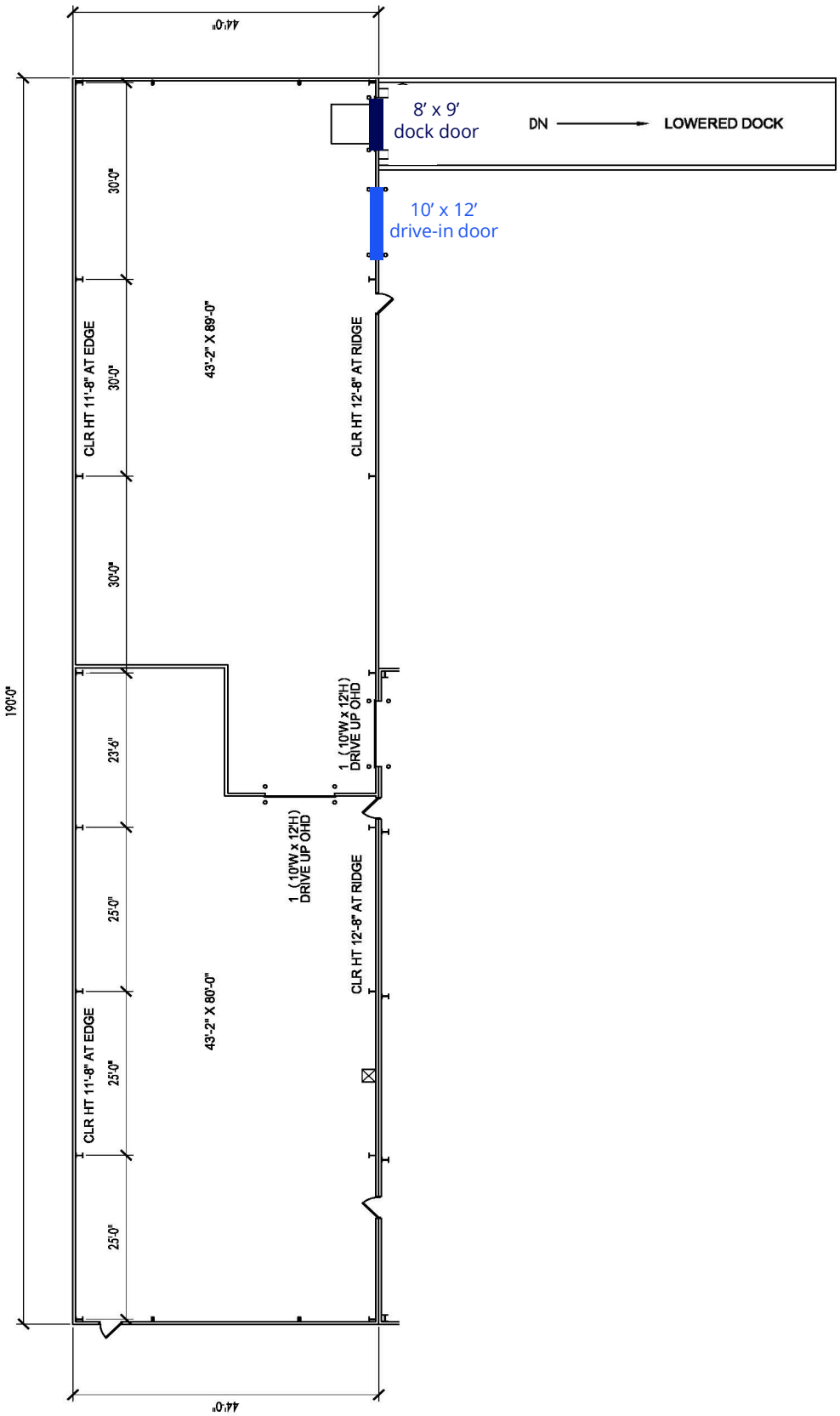


Front Building	
Office SF	2,500
Warehouse SF	12,500
Total SF	15,000

Suite Specs

- 12' – 15' clear height
- (1) 13' x 12' drive-in door with automatic opener
- Power
  480 volt | 3-phase
- LED lighting
- Air-conditioned warehouse
- Floor drains & water access
- (2) restrooms with multiple fixtures
- Breakroom with kitchenette

Floor Plan – Back Building

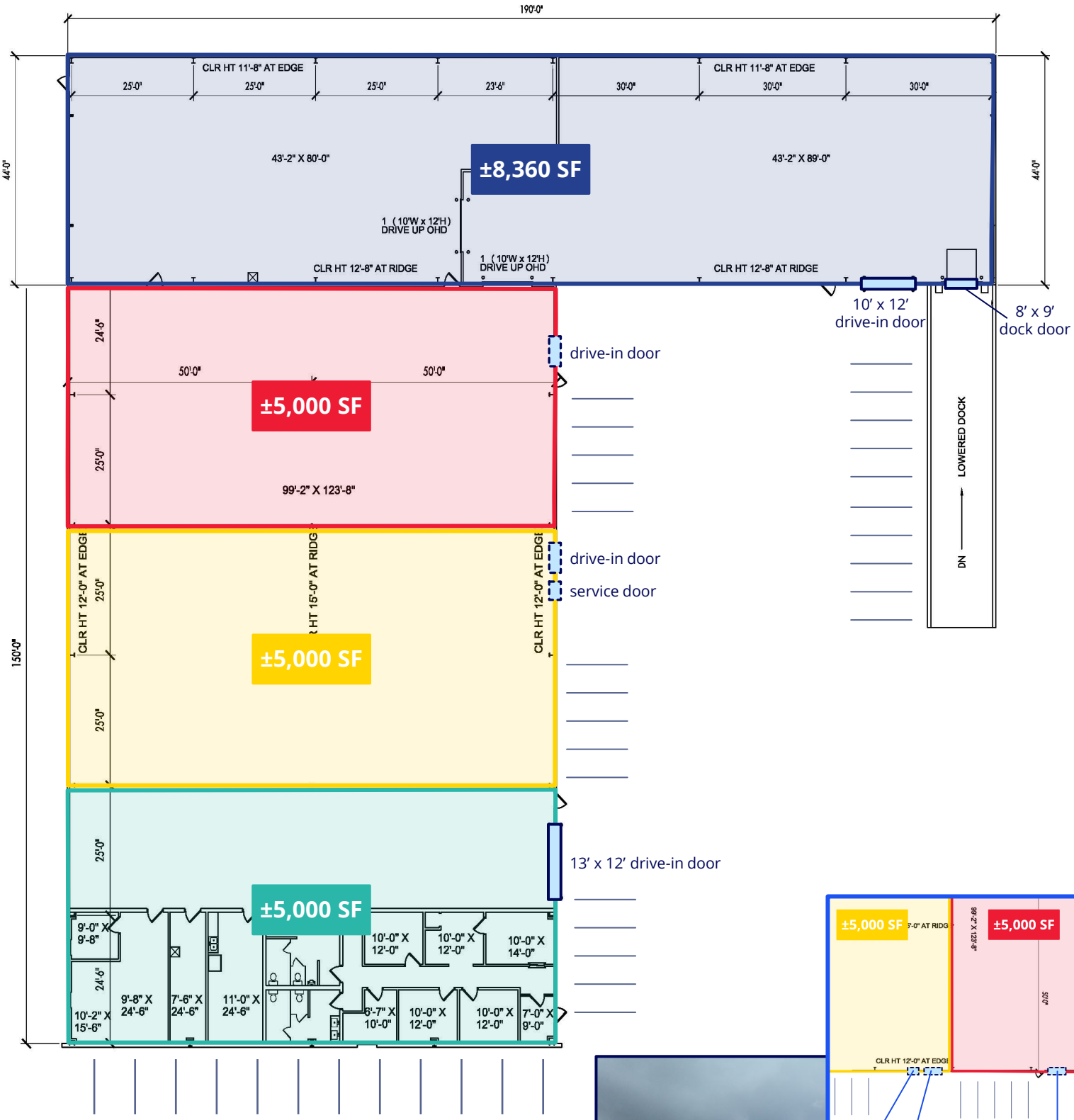


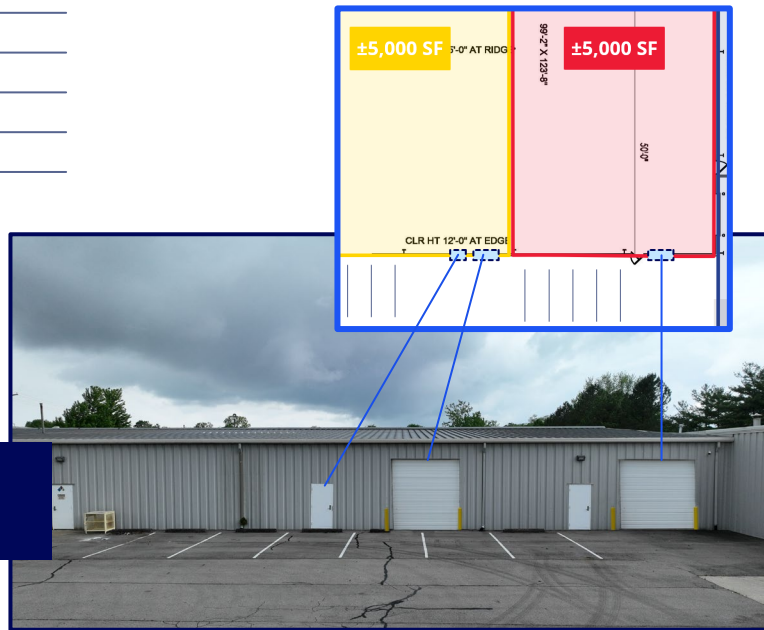
Back Building	
Office SF	To Suit
Warehouse SF	8,360
Total SF	8,360

Suite Specs

- 12' clear height
- (1) 8' x 9' dock door with pit leveler and seal
- (1) 10' x 12' drive-in door with automatic opener
- Power
  480 volt | 3-phase
- LED lighting
- New hanging heater units installed in warehouse
- Potential for air-conditioned warehouse
- Floor drains & water access

Floor Plan – Demising Opportunities



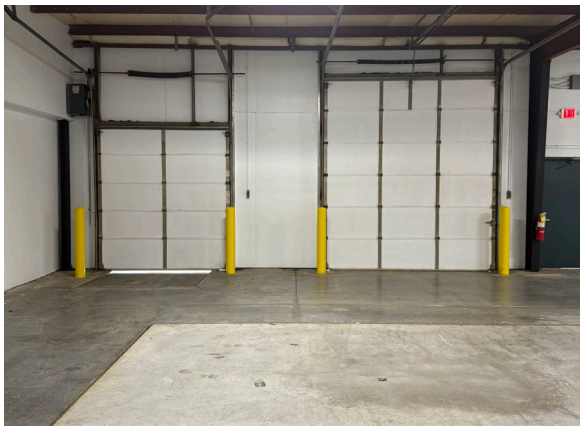


CONCEPTUAL RENDERING

Ability to add (2) drive-in doors & service door(s)

RENOVATIONS COMPLETED SPRING OF 2025

- Installed LED lighting in the warehouse
  - 4,500 Lumens / 4,000K
- Repaired and painted warehouse walls
- Crack sealed and polished warehouse floors



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