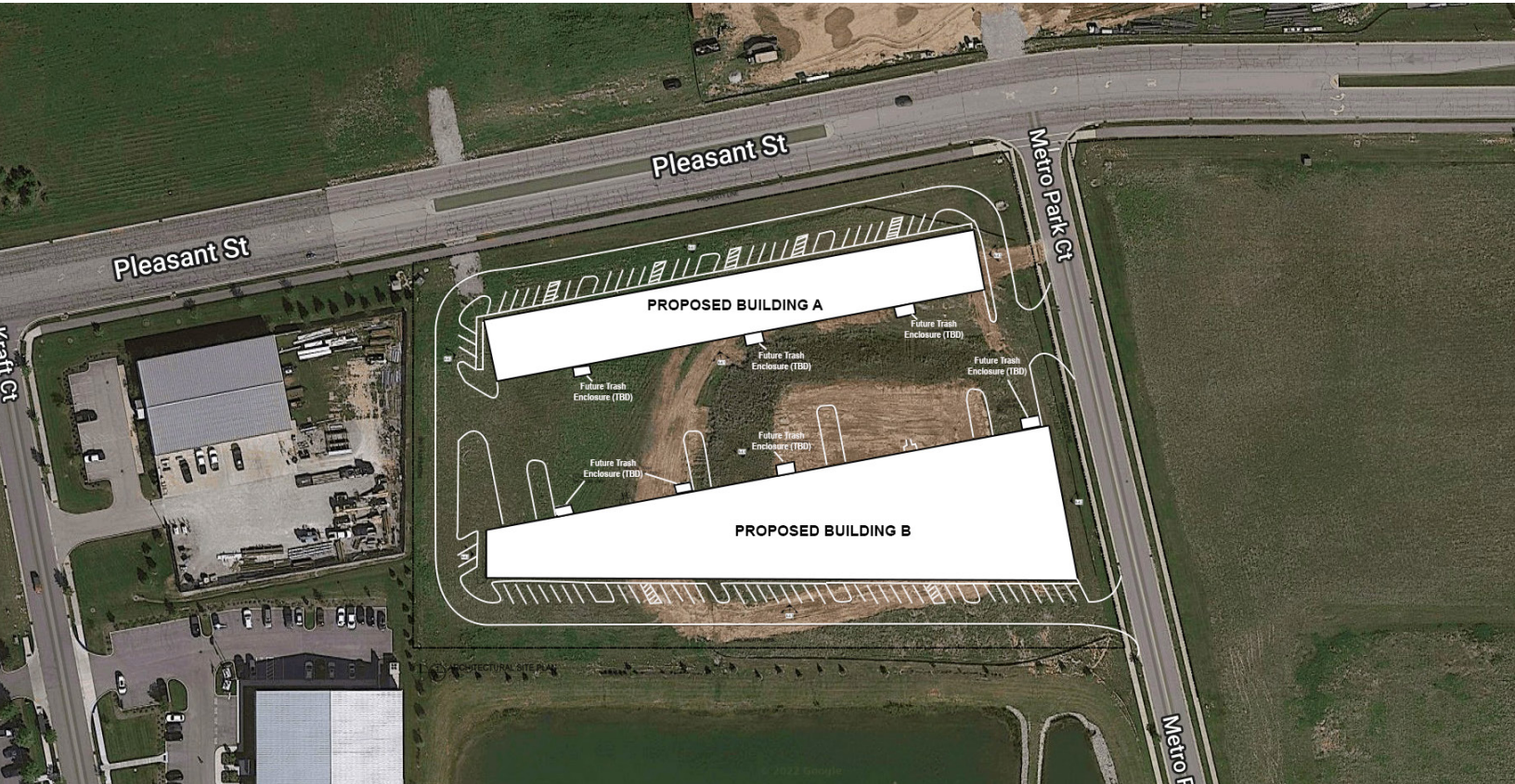


Pre-Leasing for 2nd Quarter, 2024 Delivery!



Snapshot

Building Sizes:	24,400 SF - Building A (North) 46,300 SF - Building B (South)
Clear Height:	24'
Loading:	Drive-in Ramps and Docks
Zoning:	PUD
Utilities:	City Utilities in Place
Lease Rate:	\$13.50 PSF NNN

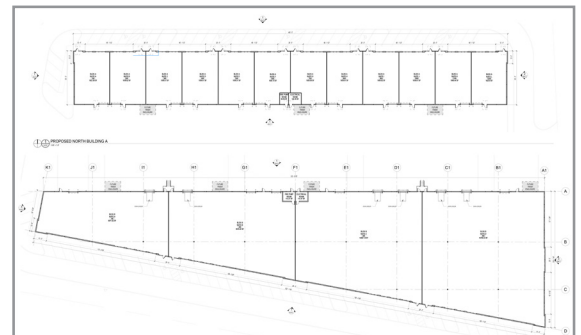
Property Details

Rare flex space coming online in Noblesville! Two new flex buildings are now available for pre-leasing with contemplated delivery in 2nd quarter of 2024.

Building 1 features Pleasant Street frontage, drive in accessibility, and is minimally divisible to 2,000 SF. Building 2 features both drive in and loading dock accessibility, and is minimally divisible to 10,000 SF. Both buildings feature 24' clear height. Tenant improvement packages and turn-key options available.

Metro Enterprise Park is located immediately off city-maintained streets on the Southwest corner of E. Pleasant Street and Union Chapel Road in Noblesville, Indiana. It is 1/4 mile south of SR 38 and less than one mile east of SR 37 and a large mix of national and local retail businesses. I-69, Exit 10 is 5 miles southeast.

[**VIEW PROPERTY ONLINE**](#)



3502 Woodview Trace, Suite 250
 Indianapolis, Indiana 46268
 317.875.8888
 317.875.9999 Fax
 www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

ANDREW FOLLMAN, CCIM
 Vice President, NAI Business Manager
 317.566.5614
 afolman@cressy.com

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Metro Enterprise Park
SWC Pleasant St. & Union Chapel Rd.
Noblesville, Indiana 46060



Rendering and Location Aerial

PROPOSED IMPROVEMENTS FOR:

FLEX INDUSTRIAL DEVELOPMENT

SW CORNER OF PLEASANT ST. & METRO PARK CT.
NOBLESVILLE, IN



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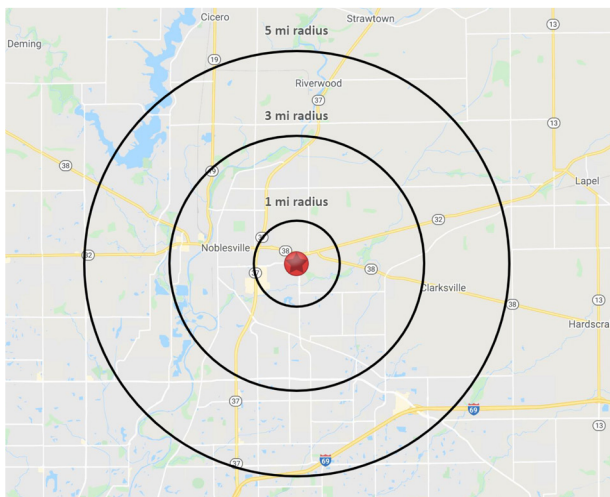
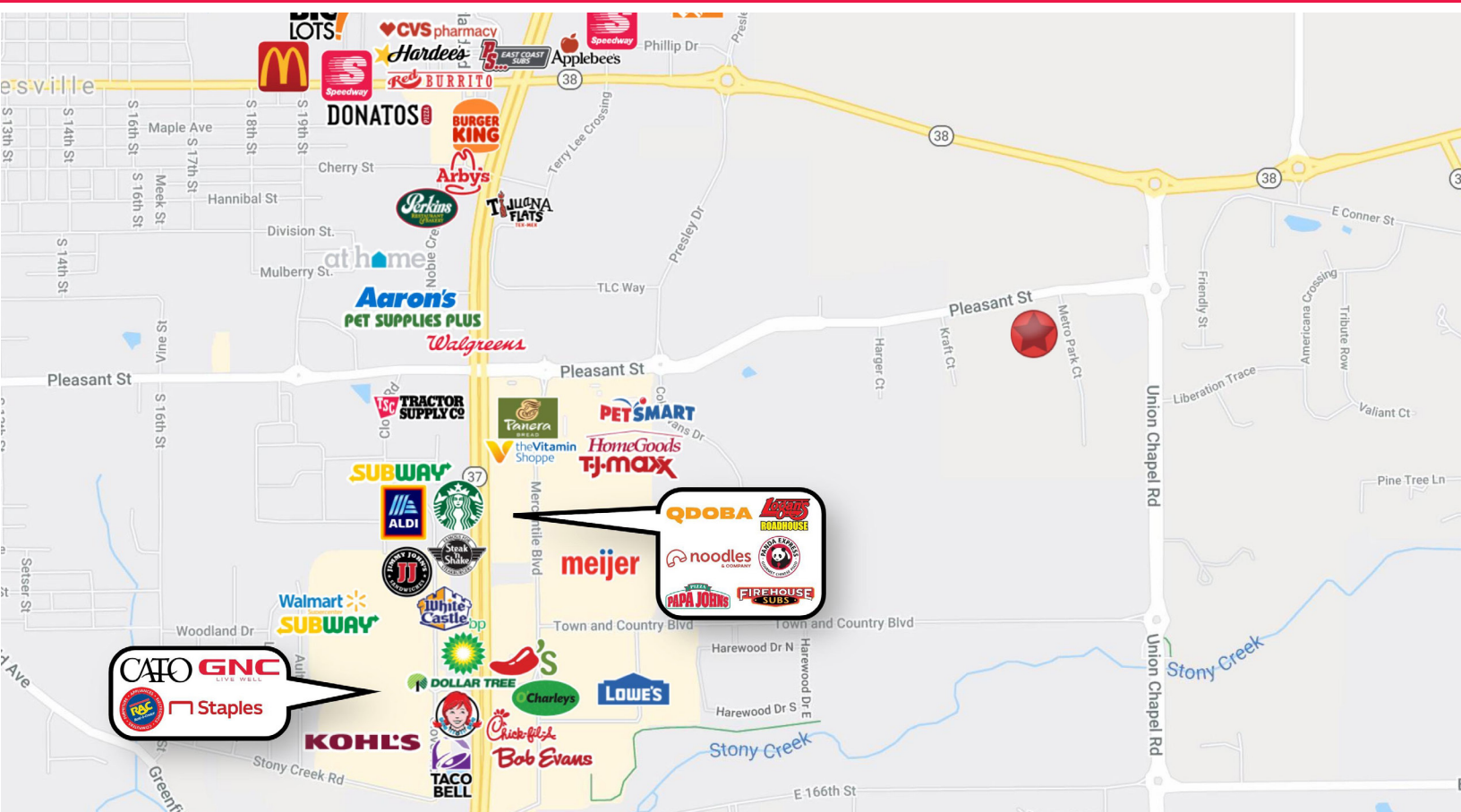
Metro Enterprise Park

SWC Pleasant St. & Union Chapel Rd.

Noblesville, Indiana 46060



Located in Metro Enterprise Park, Just East of Major Retail Corridor



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,538	36,141	90,966
NUMBER OF HOUSEHOLDS	569	13,636	33,700
AVERAGE HOUSEHOLD INCOME	\$108,152	\$97,758	\$117,928
AVERAGE DAILY TRAFFIC COUNTS	4,933 on Pleasant Street 6,561 on Union Chapel Road		

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