



ESTD

2023

# DEERCREEK

BUSINESS PARK

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UP TO ±63,612 SF OF  
CLASS A INDUSTRIAL SPACE

14469 OLIO RD NOBLESVILLE IN 46060



# BUILDING 1

## HIGHLIGHTS



**SITE AREA**  
±45.06 ACRES



**AVAILABLE SF**  
±63,612



**LOADING**  
5 (9'X10') EXPANDABLE  
40,000LB MECHANICALLY  
OPERATED LEVELERS



**DRIVE INS**  
2 (12'X14')  
MOTOR OPERATED



**CLEAR HEIGHT**  
±32'



**COLUMN SPACING**  
57.4' X 54'(STANDARD)  
59.11' X 54'(STAGING)



**TOTAL BUILDING  
CAR PARKING**  
243  
(EXPANDABLE)



**TOTAL BUILDING  
TRAILER PARKING**  
75  
(EXPANDABLE)



**TRUCK COURT**  
130'D WITH 60'  
CONCRETE AND 70'  
HD ASPHALT



**BUILDING  
DIMENSIONS**  
+231'-11" X 1,026'-3"



**SPRINKLER**  
ESFR



**FLOOR**  
4,000 PSI 7"  
UNREINFORCED



**ROOF**  
TPO WITH R-VALVE  
OF 20



**TOTAL BUILDING  
POWER**  
2,400 AMPS  
EXPANDABLE



**LIGHTING**  
LED W/ MOTION  
SENSORS W/30 FC  
AVERAGE



**ZONING**  
PUD



**WATER**  
INDIANA AMERICAN  
WATER

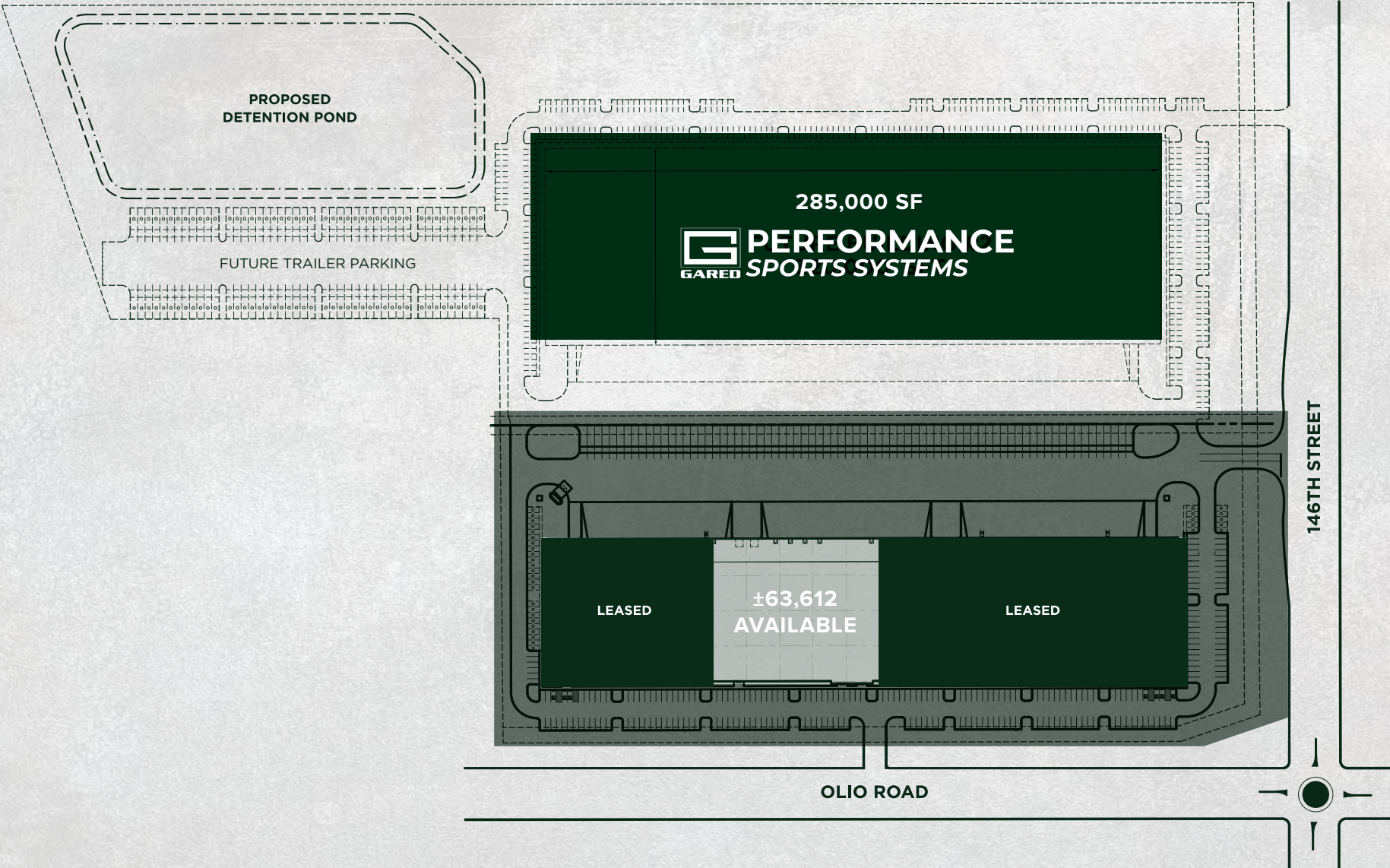


**ELECTRIC**  
DUKE ENERGY



**GAS**  
CENTERPOINT

# MASTER SITE PLAN



PROPOSED  
DETENTION POND

FUTURE TRAILER PARKING

285,000 SF

**G** **PERFORMANCE**  
GARED **SPORTS SYSTEMS**

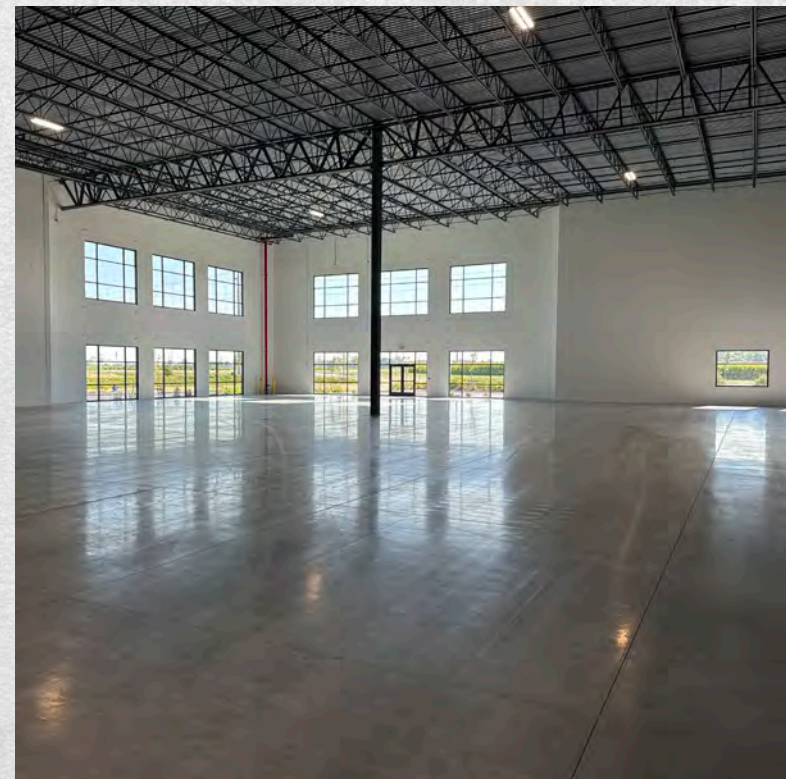
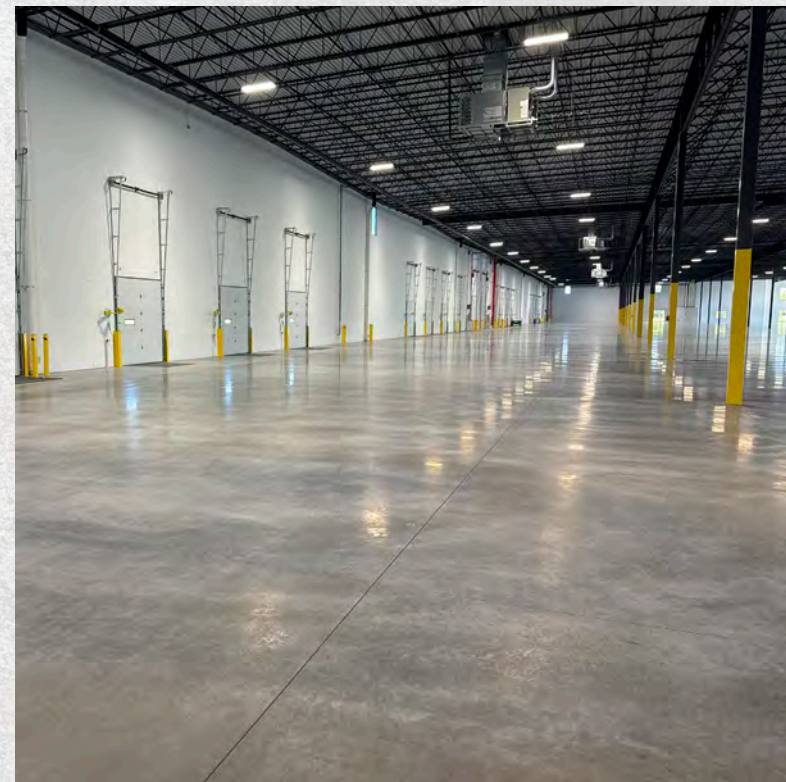
LEASED

±63,612  
AVAILABLE

LEASED

146TH STREET

OLIO ROAD



**GARED SPORTS BTS**

# EVERYTHING AT YOUR FINGERTIPS

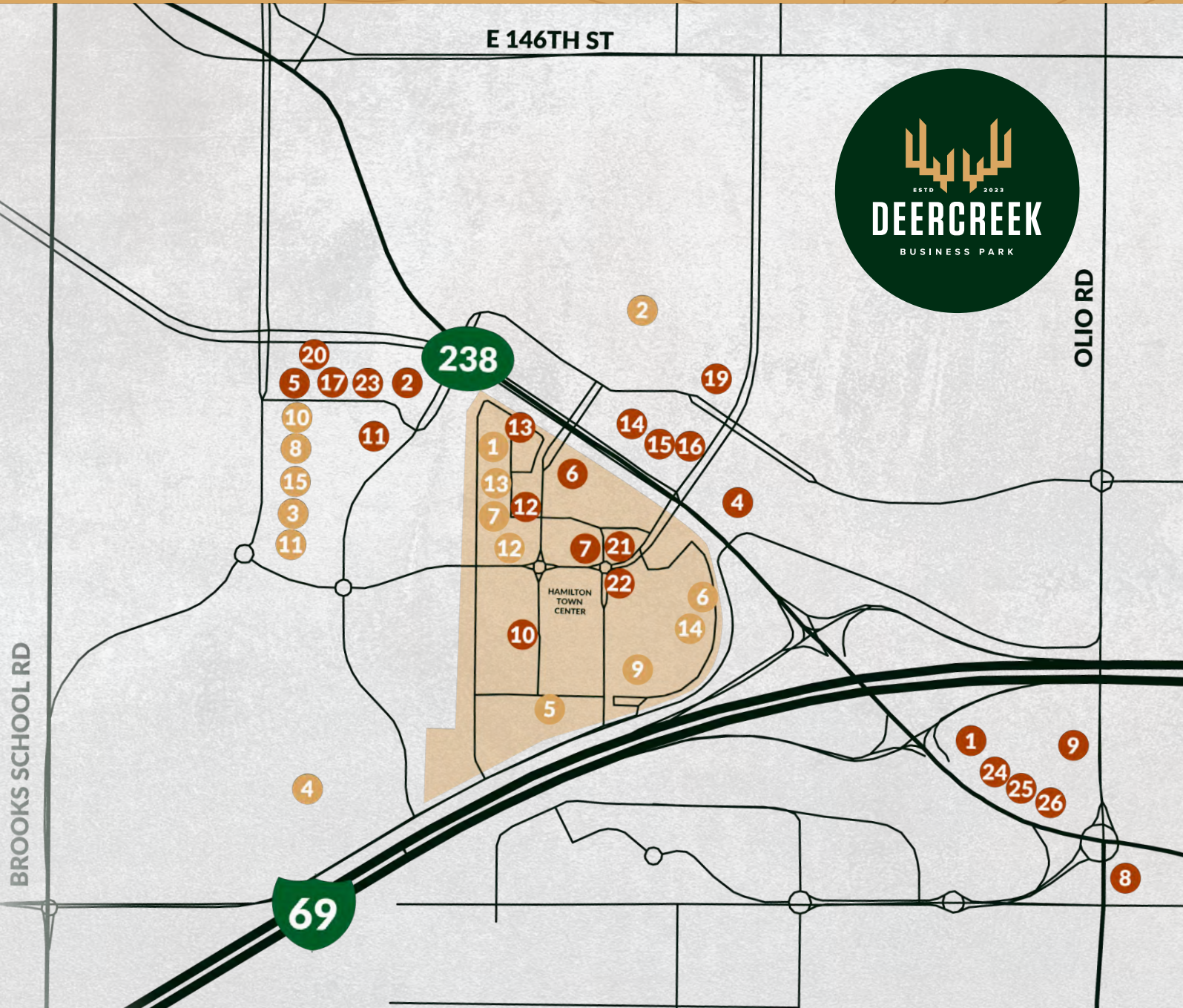
## AMENITIES MAP

### RESTAURANTS

- 1 Arby's
- 2 BJ's Restaurants
- 3 Black Rifle Coffee Company
- 4 Chick-fil-A
- 5 Chipotle Mexican Grill
- 6 Chuy's
- 7 Cold Stone Creamery
- 8 Culver's
- 9 Dairy Queen
- 10 Five Guys
- 11 Handel's Homemade Ice Cream
- 12 Houlihan's Restaurants
- 13 McAlister's Deli
- 14 McDonald's US
- 15 Olive Garden
- 16 Panda Express
- 17 Panera Bread
- 18 Peet's Coffee and Tea
- 19 Perkins Restaurant & Bakery
- 20 Potbelly Sandwich Works
- 21 Qdoba Mexican Grill
- 22 Red Robin Gourmet Burgers
- 23 Starbucks US
- 24 SUBWAY
- 25 Taco Bell
- 26 Wendy's

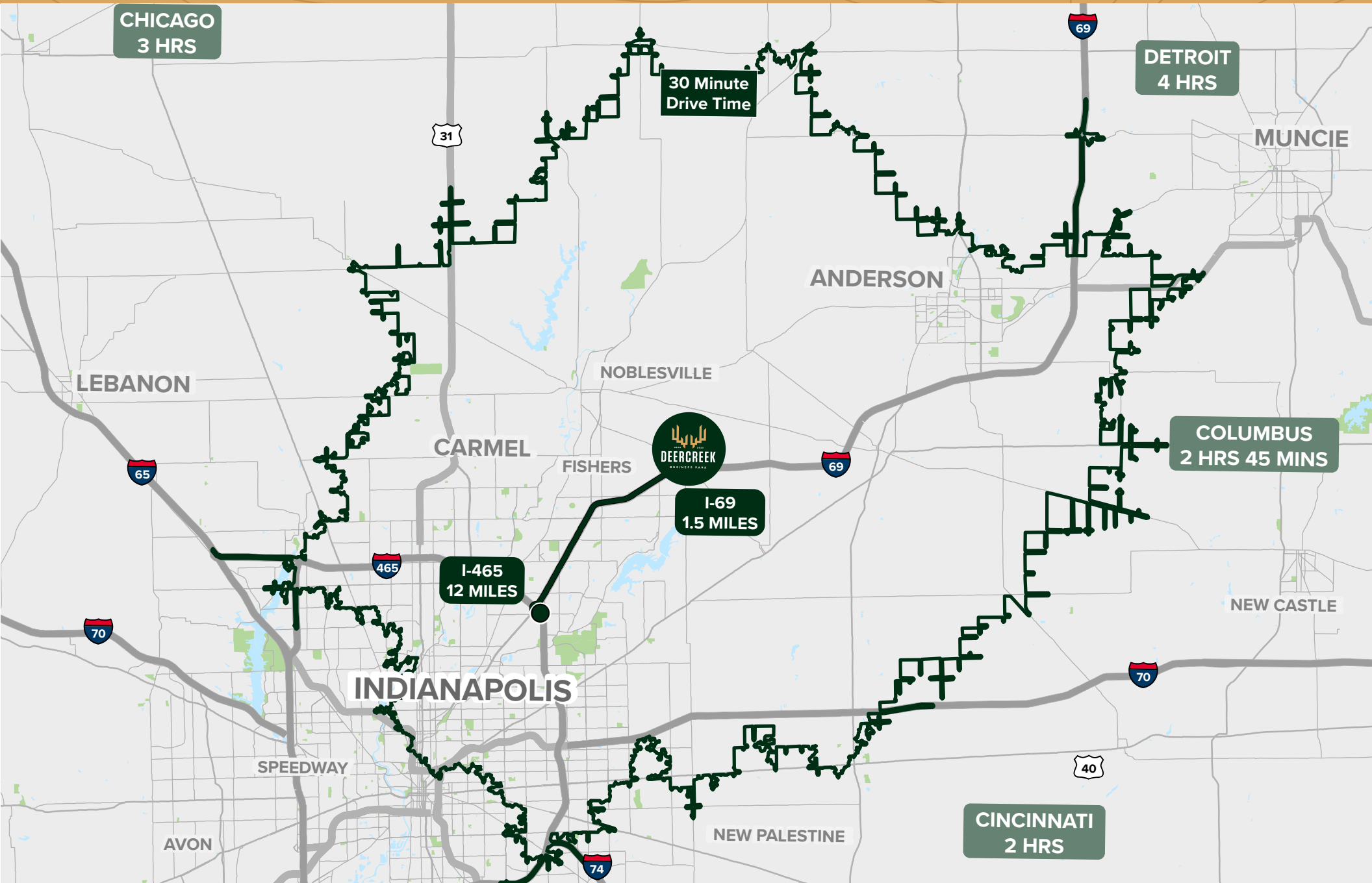
### SHOPPING

- 1 Bed Bath & Beyond
- 2 BJ's Wholesale Club
- 3 Burlington Stores
- 4 Cabela's
- 5 Dick's Sporting Goods
- 6 Dollar Tree
- 7 DSW (Designer Shoe Warehouse)
- 8 Five Below
- 9 JCPenney
- 10 Marshalls
- 11 Michaels Stores
- 12 Old Navy
- 13 The Men's Wearhouse
- 14 ULTA Beauty
- 15 Petco



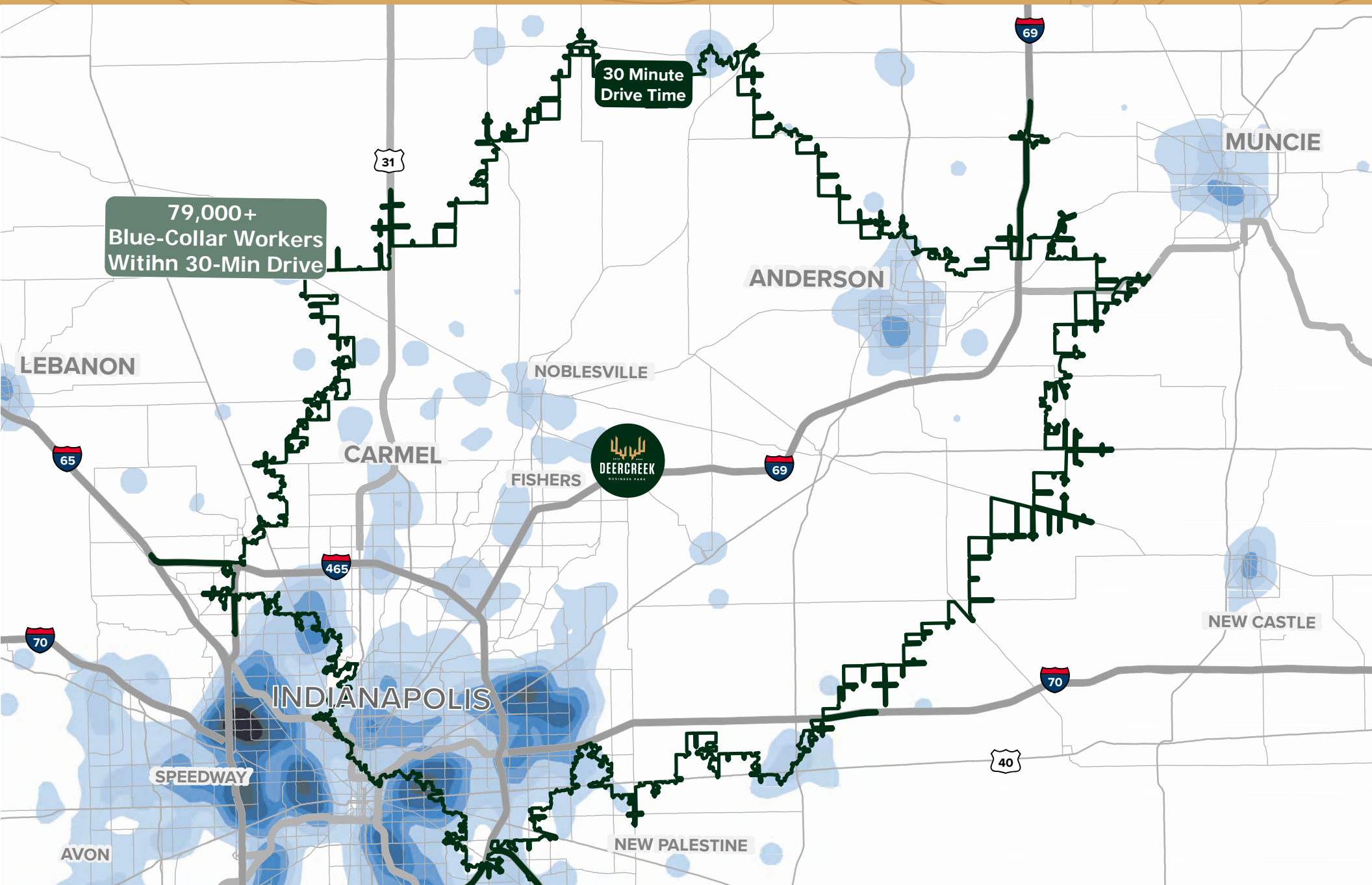
# SUPERIOR ACCESSIBILITY

## DRIVE TIME MAP



# EXCELLENT LABOR ACCESS

## LABOR HEAT MAP



**For more information, please contact:**

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