

BUILDING 4

±34,425 SF FOR LEASE

9748 E. 151ST ST., NOBLESVILLE, IN 46060



PARK HIGHLIGHTS

- ZONED CORPORATE CAMPUS PUD
- 30,021 CARS PER DAY ON STATE ROAD 37
- 13 MINUTES TO I-465



AVAILABLE
IMMEDIATELY



SITE AREA
±3.01 ACRES



DIVISIBLE TO
±17,213 SF

VIEW WEBSITE

washingtonbp.com

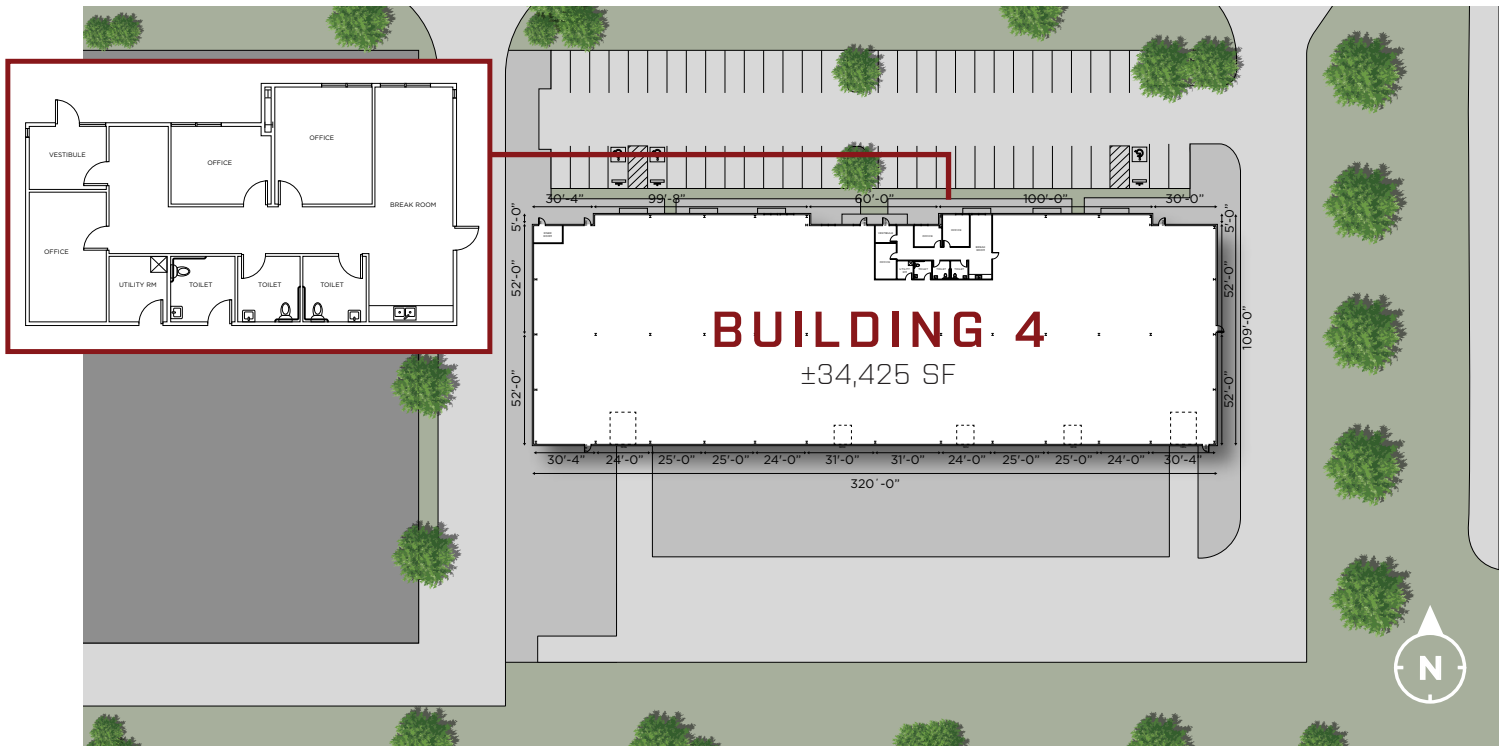
RYAN E. BAKER, SIOR, CCIM

Executive Managing Director
+1 317 352 5428
ryan.baker@cushwake.com

GLENN J. BILL

eXp Realty - Commercial
+1 317 590 7757
glenn.bill@exprealty.com





BUILDING SPECS



AVAILABLE
IMMEDIATELY



LOADING
5 (9' X 10') DOCKS



DRIVE INS
2 (12' X 14')



CLEAR HEIGHT
±24'



SPEC OFFICE
±1,500 SF



POWER
800 AMPS
(TWO 400 AMP SERVICES
AT 480 VOLTS)



COLUMN SPACING
SEE PLAN ABOVE AS SPACING VARIES
DUE TO BUMP-OUTS ON THE FRONT OF
THE BUILDING



CAR PARKING
±51



ZONING
CORPORATE CAMPUS PUD



TRUCK COURT
99' BY 278'



DIMENSIONS
320' X 109'



SPRINKLER
ESFR



FLOOR
4,000 PSI
6" REINFORCED



ROOF
STANDING SEAM METAL
ROOF



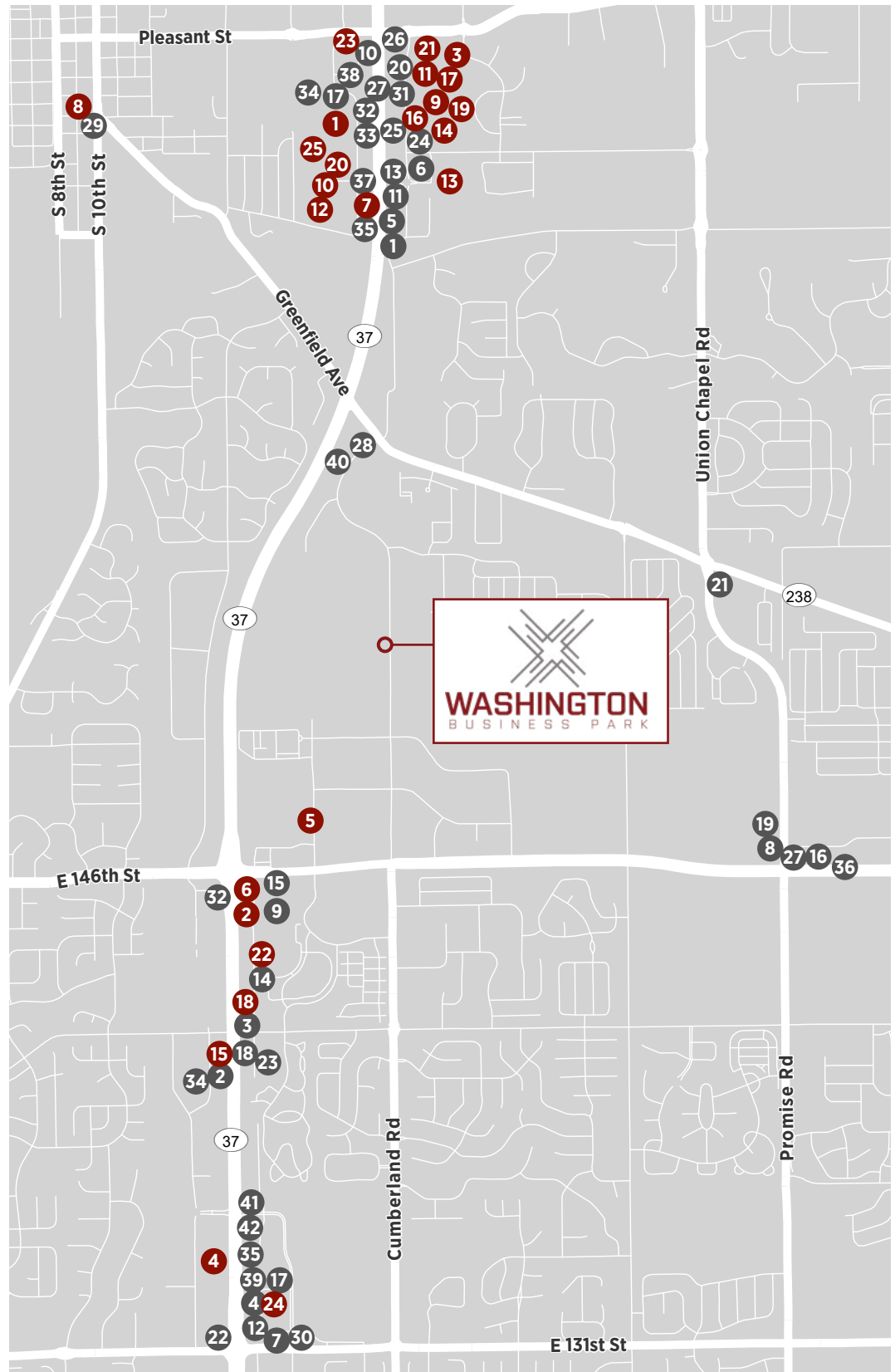
NEARBY AMENITIES

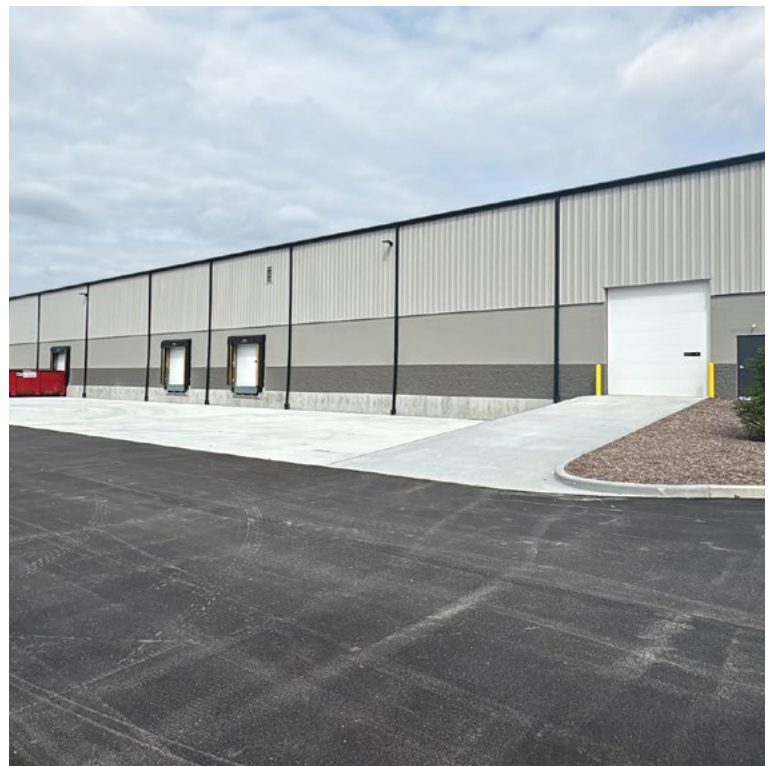
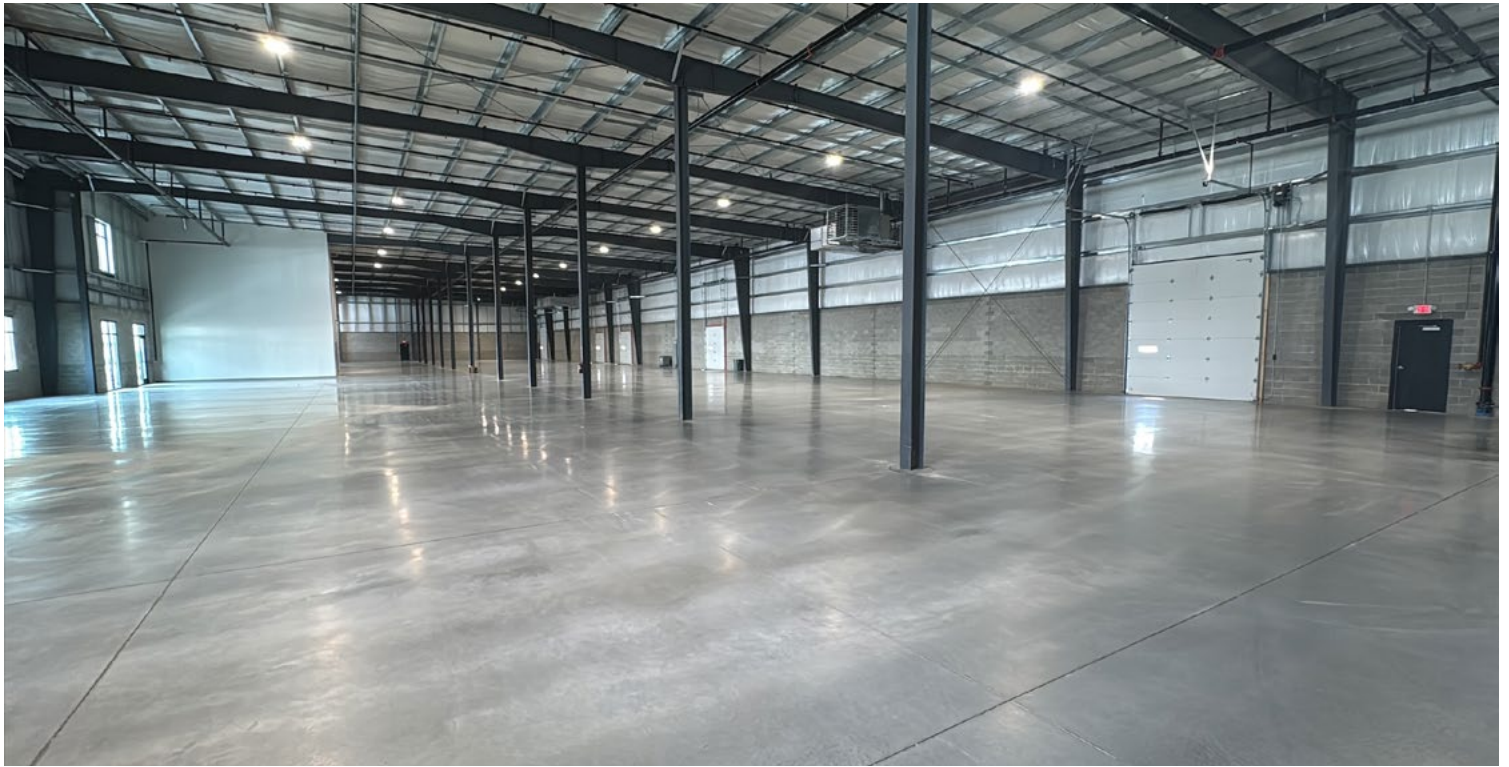
RESTAURANTS

1. Bob Evans
2. Buffalo Wild Wings
3. Burger King
4. Chicago's Pizza
5. Chick-fil-A
6. Chili's
7. City Barbeque
8. Dunkin'
9. Dutch Bros Coffee
10. Firehouse Subs
11. First Watch
12. Graeter's Ice Cream
13. HotBox Pizza
14. It's Just Wings
15. Jagers
16. Jersey Mike's Subs
17. Jimmy John's (2)
18. KFC
19. Leo's Market & Eatery
20. Logan's Roadhouse
21. Marco's Pizza
22. McDonald's
23. Monical's Pizza
24. Noodles & Company
25. Panda Express
26. Panera Bread
27. Papa Johns (2)
28. Pizza Hut
29. Pizza King Indiana
30. Popeyes
31. Qdoba Mexican Eats
32. Starbucks (2)
33. Steak 'n Shake
34. Subway (2)
35. Taco Bell (2)
36. Tropical Smoothie Cafe
37. Wendy's
38. White Castle
39. Wild Eggs
40. Wing Street
41. Wingstop
42. Zaxby's

RETAIL

1. ALDI
2. AutoZone
3. Barnes & Noble
4. Belle Tire
5. Costco Wholesale
6. CVS Pharmacy
7. Discount Tire
8. Dollar General
9. Five Below
10. GameStop
11. HomeGoods
12. Kohl's
13. Lowe's Home Improvement
14. Meijer
15. O'Reilly Auto Parts
16. Red Wing Shoe Store
17. Ross Dress For Less
18. Sherwin-Williams
19. Shoe Carnival
20. Staples
21. T.J. Maxx
22. The UPS Store
23. Tractor Supply Company
24. Walmart Neighborhood Market
25. Walmart Supercenter





RYAN E. BAKER, SIOR, CCIM

Executive Managing Director
+1 317 352 5428
ryan.baker@cushwake.com

GLENN J. BILL

eXp Realty - Commercial
+1 317 590 7757
glenn.bill@exprealty.com

