

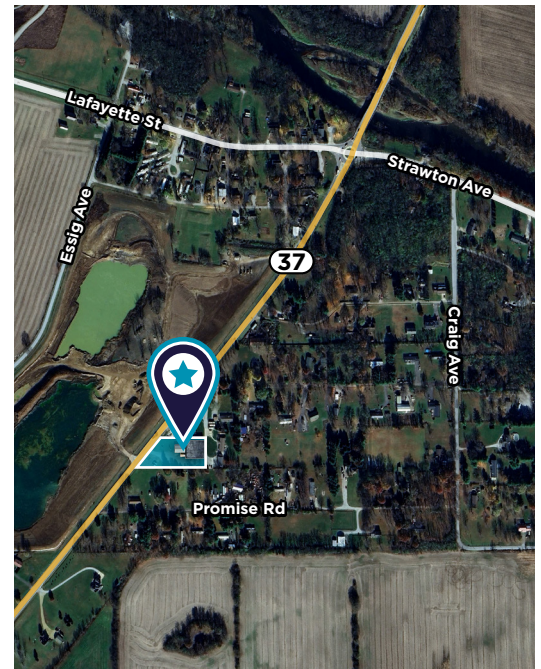
23044 SR 37

NOBLESVILLE, IN 46060



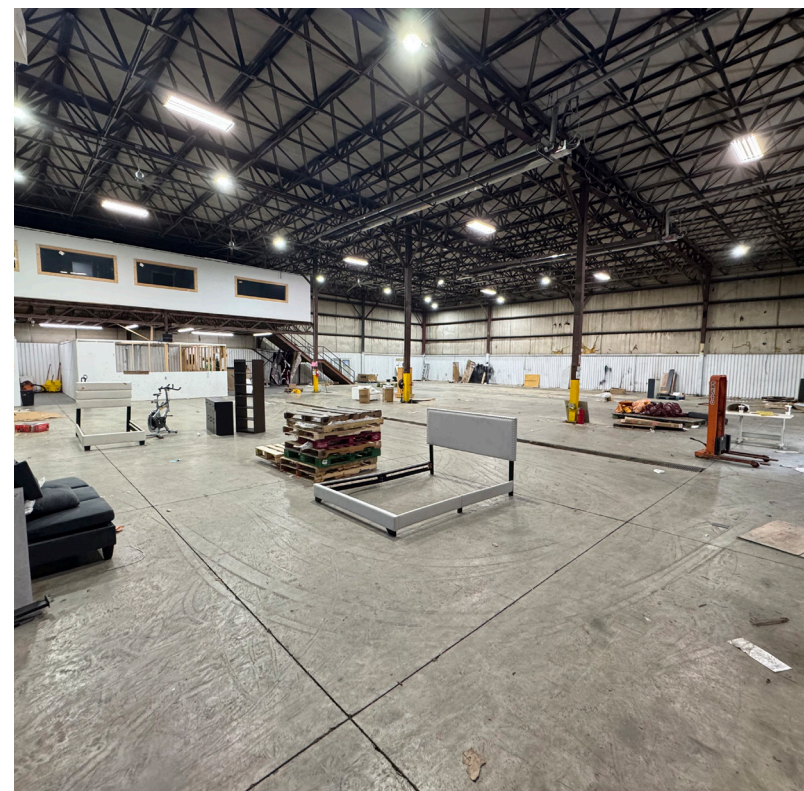
FOR SALE

ADDRESS	23044 SR 37, Noblesville, IN 46060
ACREAGE	±1.44 acres
SQUARE FOOTAGE	±13,329 (Based on the survey)
CLEAR HEIGHT	±24' in the large building
DOCKS	1
DRIVE INS	<ul style="list-style-type: none"> • 2 (14x14) • 1 (12x12)
OFFICE	±1,300 SF
LIGHTING	Multi lamp and single lamp LED fixtures are present in the warehouse areas suspended from the building framing.
ELECTRICAL	400 amps 120/240 Volt single phase (Duke Energy).
UTILITIES	<ul style="list-style-type: none"> • Private Well Water (Newer in age) • Septic Sanitary (Newer in age) • LP Gas Supply • No Fire suppression
WAREHOUSE HEAT	Suspended propane gas fired radiant heaters and propane gas fired fan assist unit heaters.
TAXES	\$5,541.90 per year (23 pay 24)
ZONING	C-3



ASKING PRICE \$950,000
(or) \$71.27 PSF

Note: Information contained in this brochure/marketing material was collected from secondary sources/reports. Accuracy of this information must be confirmed by any prospective buyer. Cushman & Wakefield does not guarantee the accuracy of this information.



For more information, please contact:

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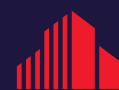
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