

15535 Stony Creek Way

Noblesville, IN 46060



FOR LEASE OR SALE

STONY CREEK BUSINESS PARK - INDUSTRIAL / FLEX OPPORTUNITY

TOTAL BUILDING:	23,360 SF
SPACE AVAILABLE:	Suite A: 10,025 SF Suite C: 8,360 SF Total: 18,385 SF
CLEAR HEIGHT:	12' - 15'
HEAVY POWER:	3 phase heavy power (1,500a/480v/3phase)
PARKING SPACES:	22
ZONING:	I-1, Light Industrial
ASKING RATE (10,025 SF):	\$11.95/SF NNN
ASKING RATE (8,360 SF):	\$10.95/SF NNN
EST. OPEX :	\$3.26/SF

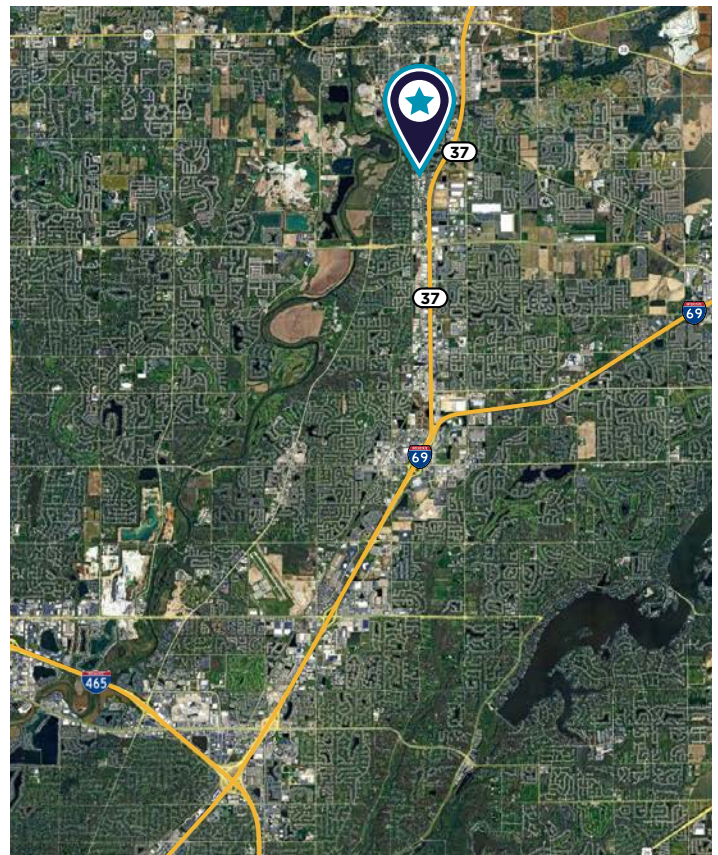
Landlord Renovations Completed 1Q 2026

Air-conditioned warehouse

Dock and drive-in loading

Ideally situated with quick access to SR-32, SR-37, and I-69

Close proximity to retail, dining, and hospitality options



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.

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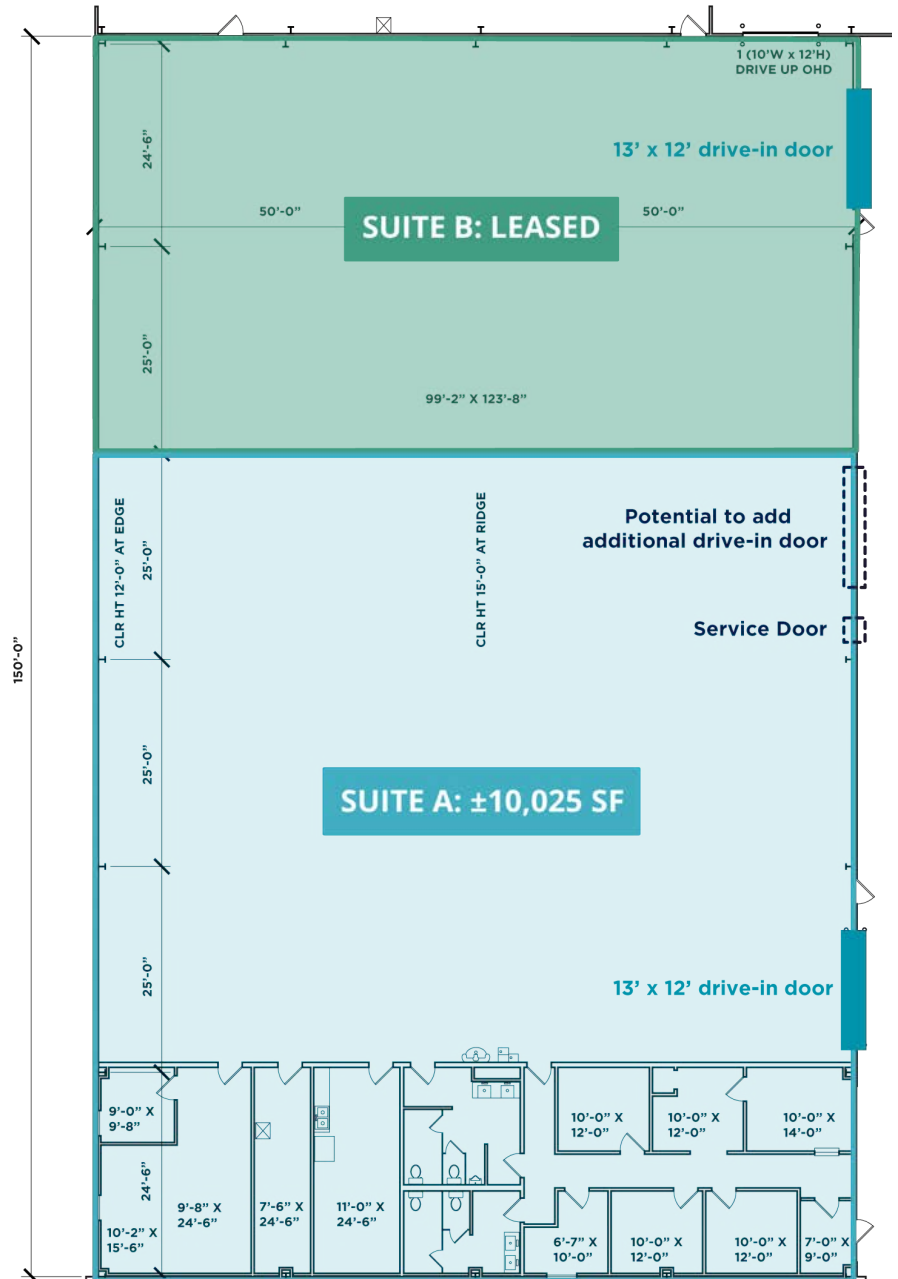
FLOOR PLAN

FRONT BUILDING - SUITE A

OFFICE: 2,625 SF
WAREHOUSE: 7,400 SF
TOTAL: 10,025 SF

SUITE SPECS:

- 12' - 15' clear height
- (1) 13' x 12' drive-in door with automatic opener
- Ability to add (1) additional drive-in door
- Heavy 480v/3phase power
- Mezzanine storage
- LED lighting
- Heat & Air-conditioned warehouse
- Floor drains & water access
- (2) restrooms with multiple fixtures



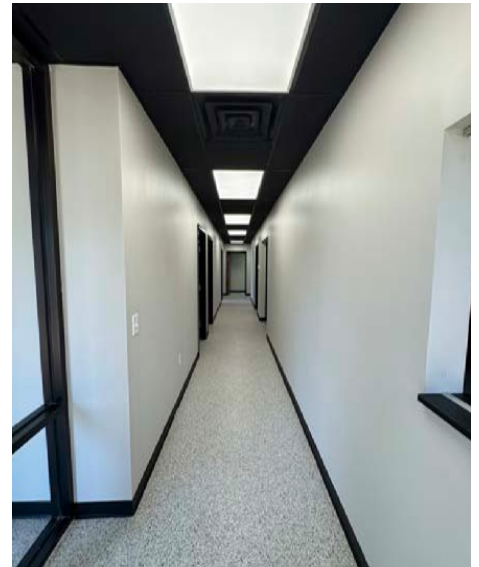
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PHOTOS

NOTABLE RENOVATIONS COMPLETED 2025/2026:

- Upgraded warehouse LED Lighting: 4,500 Lumens/4,000K
- Warehouse walls fully painted and repaired
- Warehouse floors polished and crack sealed
- Office make-ready improvements complete
- Additional restroom in Suite C

SUITE A:



SUITE C:





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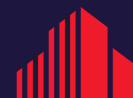
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