

15535 Stony Creek Way

Noblesville, IN 46060



FOR LEASE OR SALE

STONY CREEK BUSINESS PARK – INDUSTRIAL / FLEX OPPORTUNITY

TOTAL BUILDING:	23,085 SF
SPACE AVAILABLE:	Suite C: 8,360 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 (8,360 SF):	\$10.95/SF NNN
EST. OPEX :	\$3.26/SF

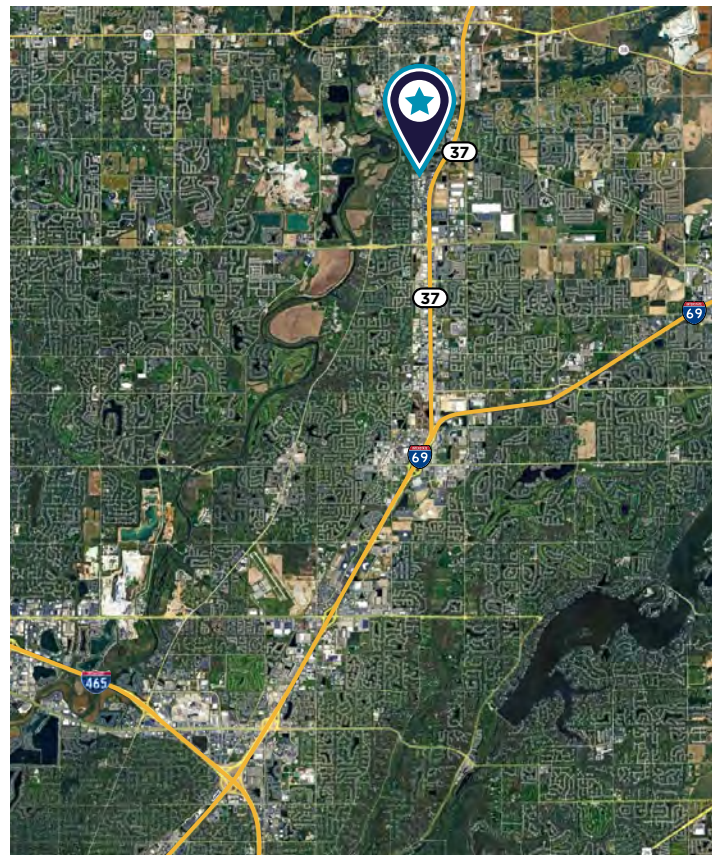
Landlord Renovations Completed 1Q 2026

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

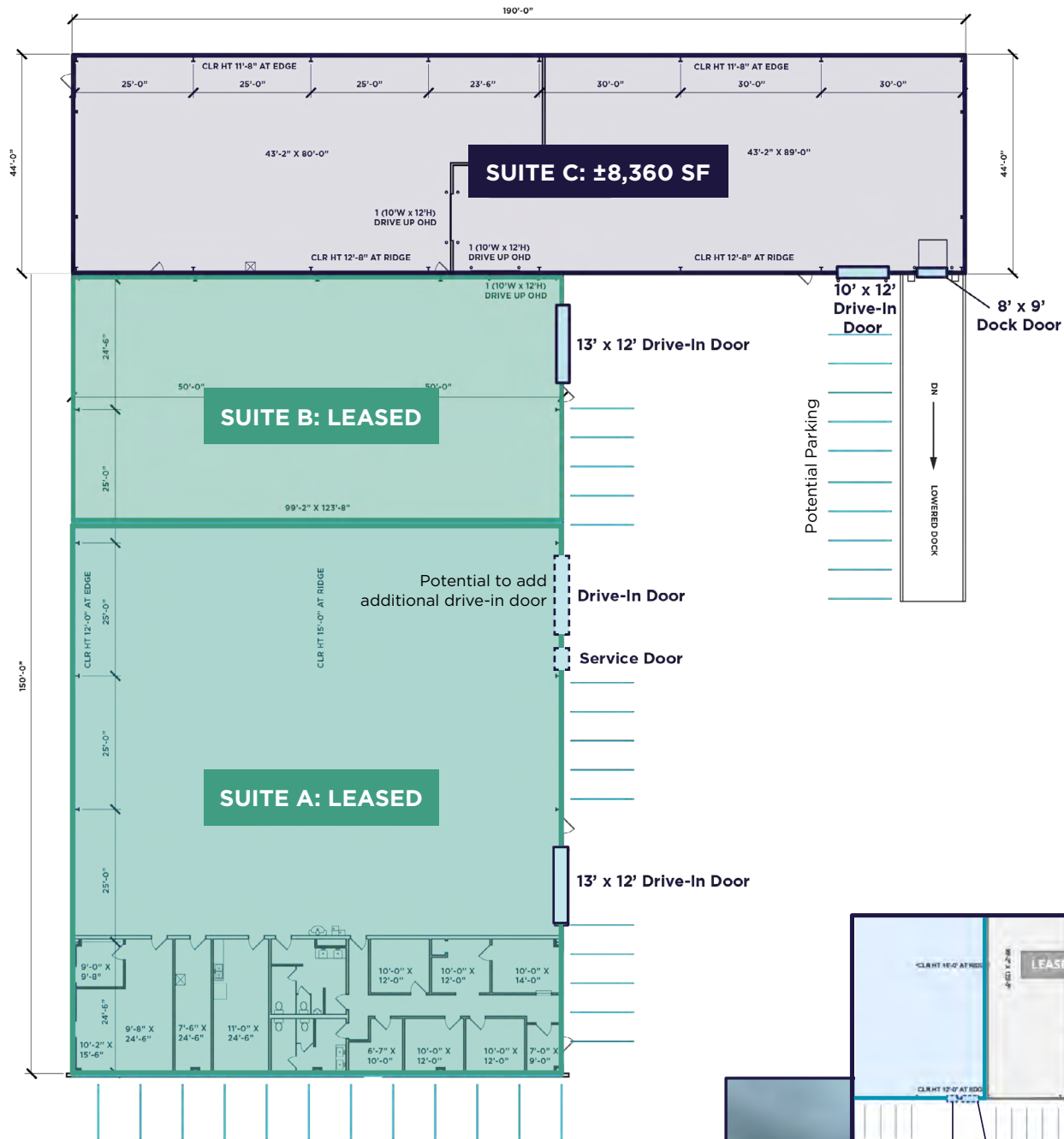


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FLOOR PLAN

ENTIRE BUILDING

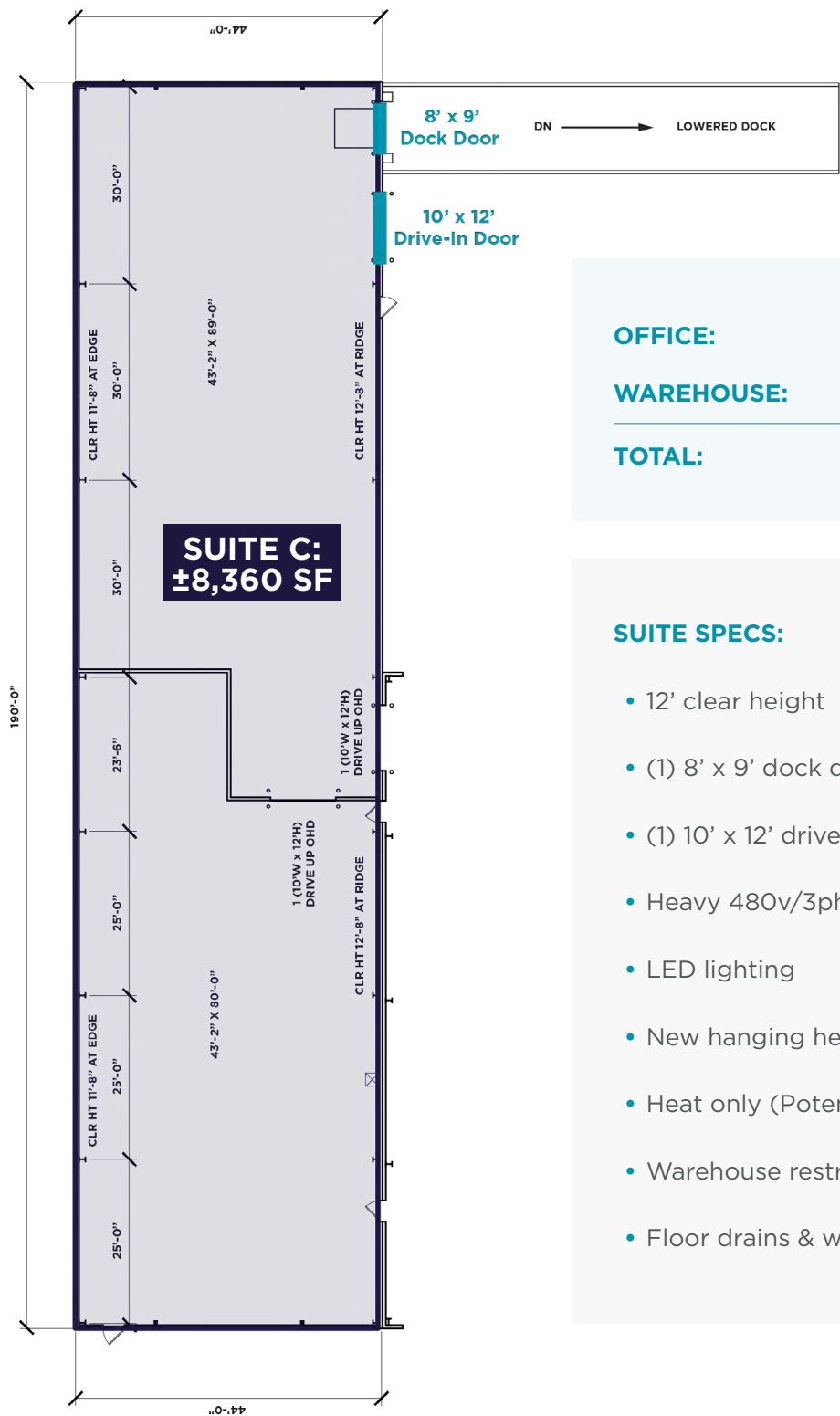


CONCEPTUAL RENDERING
Ability to add (1) drive - in door & service door(s)



FLOOR PLAN

BACK BUILDING - SUITE C



OFFICE:	To Suit
WAREHOUSE:	8,360 SF
TOTAL:	8,360 SF

- SUITE SPECS:**
- 12' clear height
 - (1) 8' x 9' dock door with pit leveler and seal
 - (1) 10' x 12' drive-in door with automatic opener
 - Heavy 480v/3phase power
 - LED lighting
 - New hanging heater units installed in warehouse
 - Heat only (Potential for air-conditioned warehouse)
 - Warehouse restroom
 - Floor drains & water access

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PHOTOS

SUITE C:

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





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For more information, please contact:

JACOB H. SCHACKI

Senior Associate

+1 317 352 2440

jacob.schacki@cushwake.com

GRANT M. LINDLEY, SIOR, CCIM

Executive Director

+1 317 258 0007

grant.lindley@cushwake.com

One American Square, Suite 1800

Indianapolis, IN 46282

cushmanwakefield.com



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