

FOR SALE OR LEASE > INDUSTRIAL / OFFICE / RETAIL



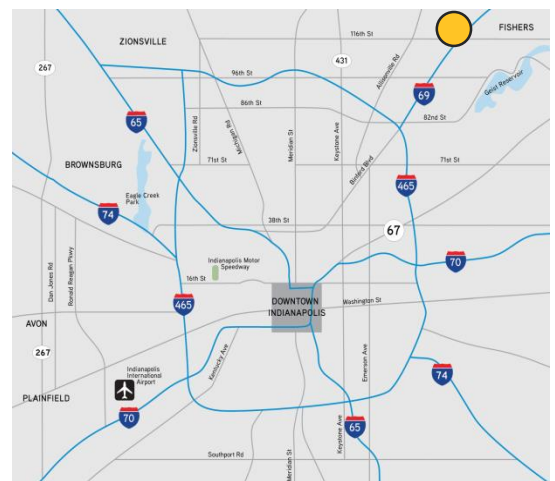
# 9155 & 9175 E 146<sup>th</sup> Street

NOBLESVILLE IN



## Property Highlights

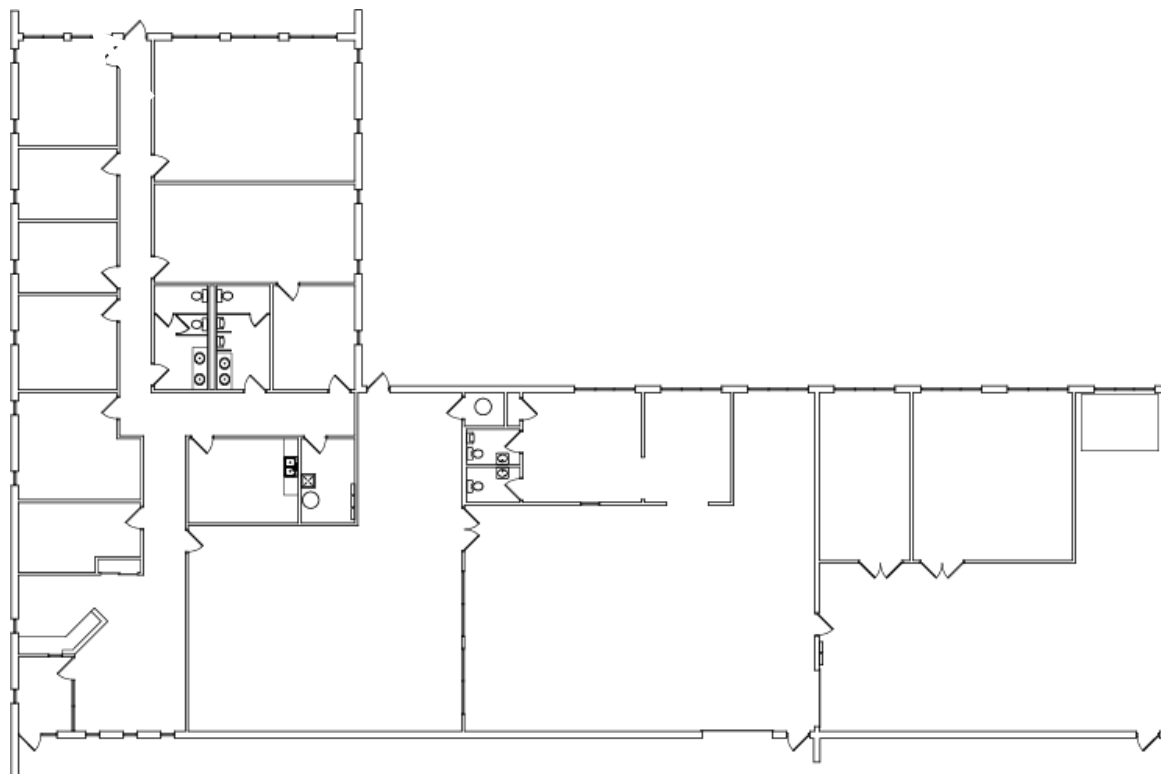
- > 53,420 total SF, DIVISIBLE
  - 9155 Building: 10,800 SF
  - 9175 Building: 42,620 SF
- > 9.49 total acres (includes ± 4 acres vacant ground)
- > Access and frontage along 146<sup>th</sup> Street & Herriman Blvd
- > Great visibility
- > Excellent access to 146<sup>th</sup> Street, SR 37 I-69 & US 31
- > Zoned I-1 (Noblesville)



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## 9155 E 146<sup>th</sup> Street | 10,800 SF



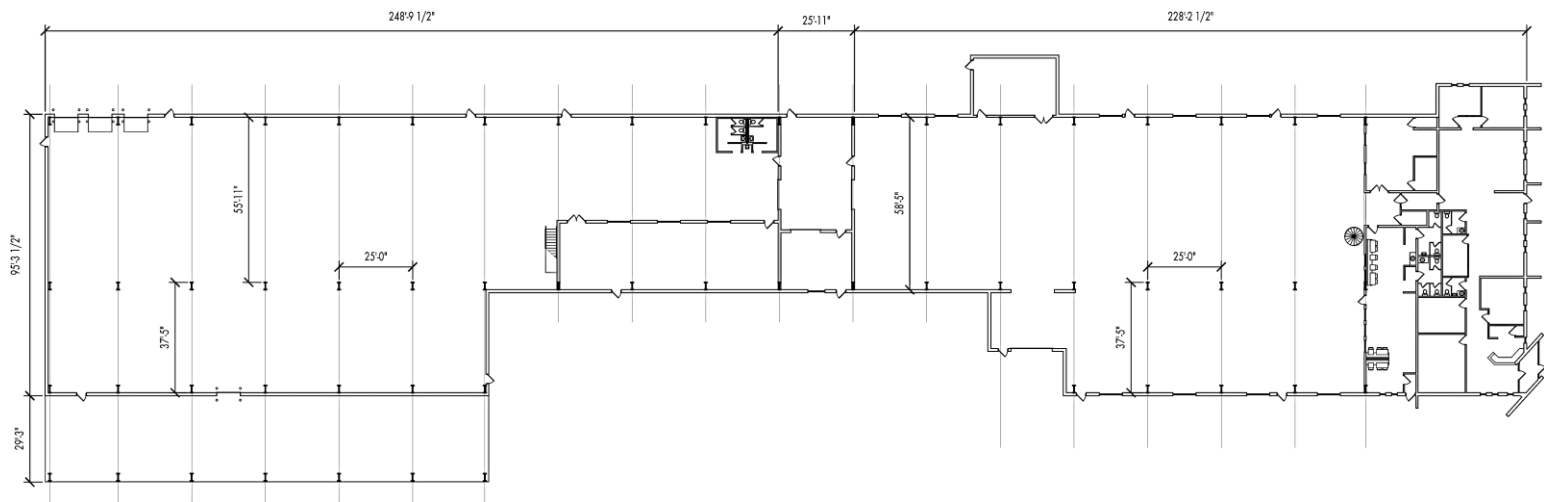
## Specifications

Total Building Size	10,800 SF
Temp Controlled Whse/R&D	6,555 SF
Office	4,245 SF
Ceiling Height	± 14'
Loading	1 overhead door
Construction	Brick/Block/Glass
Fire Suppression	Wet System
Year Built	1991 (expanded in 1996)
Roof	Metal & Rubber
Heat	Ducted with HVAC units
Utilities	Gas: Vectren Service Area Water/Sewer: Noblesville (Private water) Internet Provider: Comcast (T-1) Electric: Duke Energy Power Specs: 400 amps / 277 / 480 V





# 9175 E 146<sup>th</sup> Street | 42,620 SF

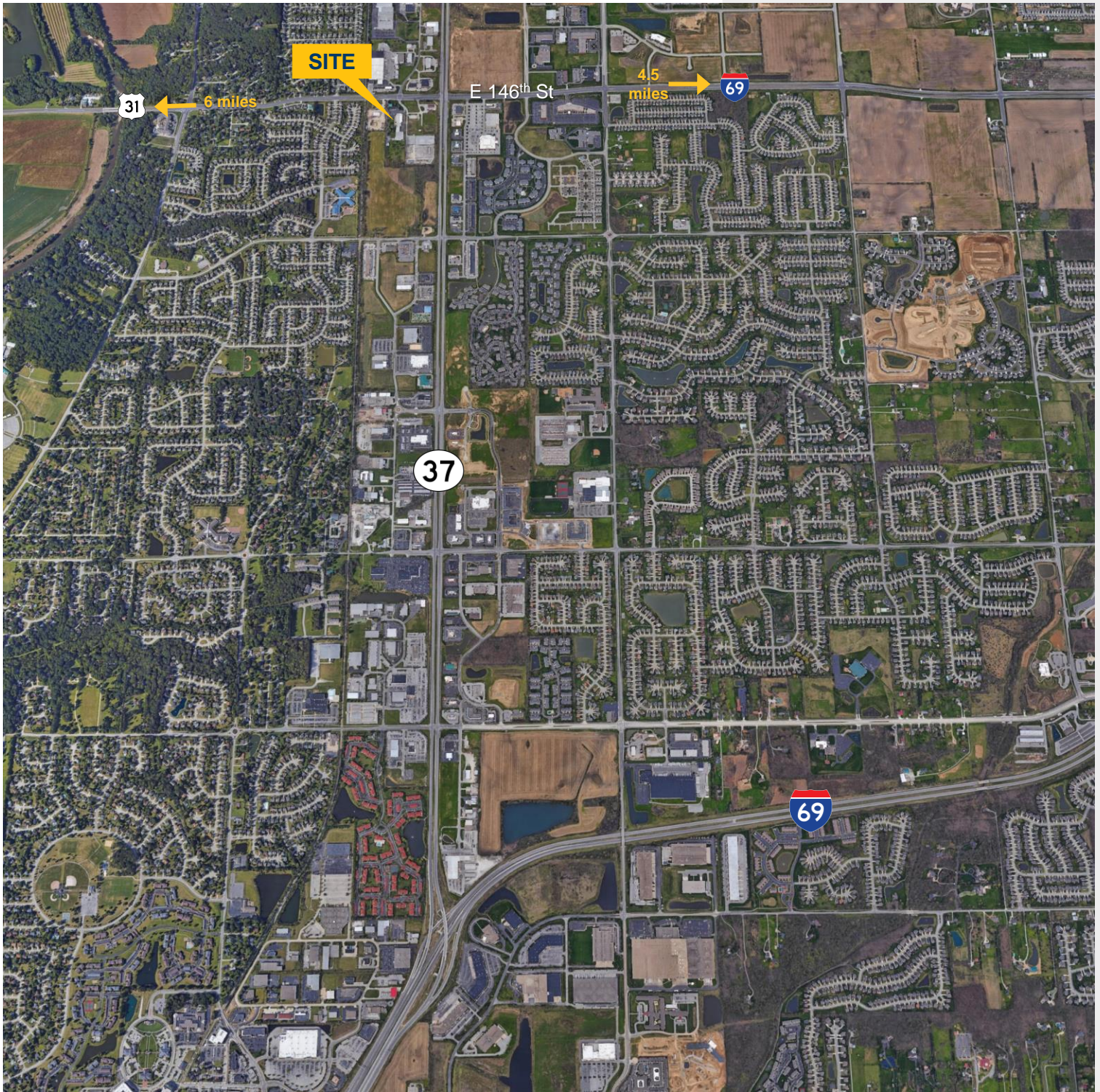


## Specifications

Total Building Size	42,620 SF
Warehouse	37,115 SF
Office	5,505 SF
Ceiling Height	15.5' – 18'
Loading	3 docks (hydraulic w/auto doors 2 drive-ins (14' x 14' & 8' x 10')
Fencing	Partial for outdoor storage
Construction	Pre-engineered metal & brick façade
Year Built	1981
Roof	Metal & rubber
Heat	Electric/ducted units (supplemental radiant units)
Fire Suppression	N/A
Lighting	T-8 (6 packs)
Utilities	Gas: Vectren Service Area Water/Sewer: Noblesville (Private water) Internet Provider: Comcast (T-1) Electric: Duke Energy Power Specs: 2000 amps / 480 V / 3 PH (Bus ducts)







## Contact

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