

BUILD-TO-SUIT OPPORTUNITIES IN NOBLESVILLE, IN

Able to Accommodate 40,000 - 225,000 SF



±57.64 Acre
Site Size



Zoned CCPD
Office / Industrial Flex



Road Improvements
Along Promise Road



Easy Access to SR 37
and I-69 via 146th Street



Adjacent to Bastian Solutions
\$130M Corporate Campus



1 Mile West of Hamilton
Town Center Retail Development



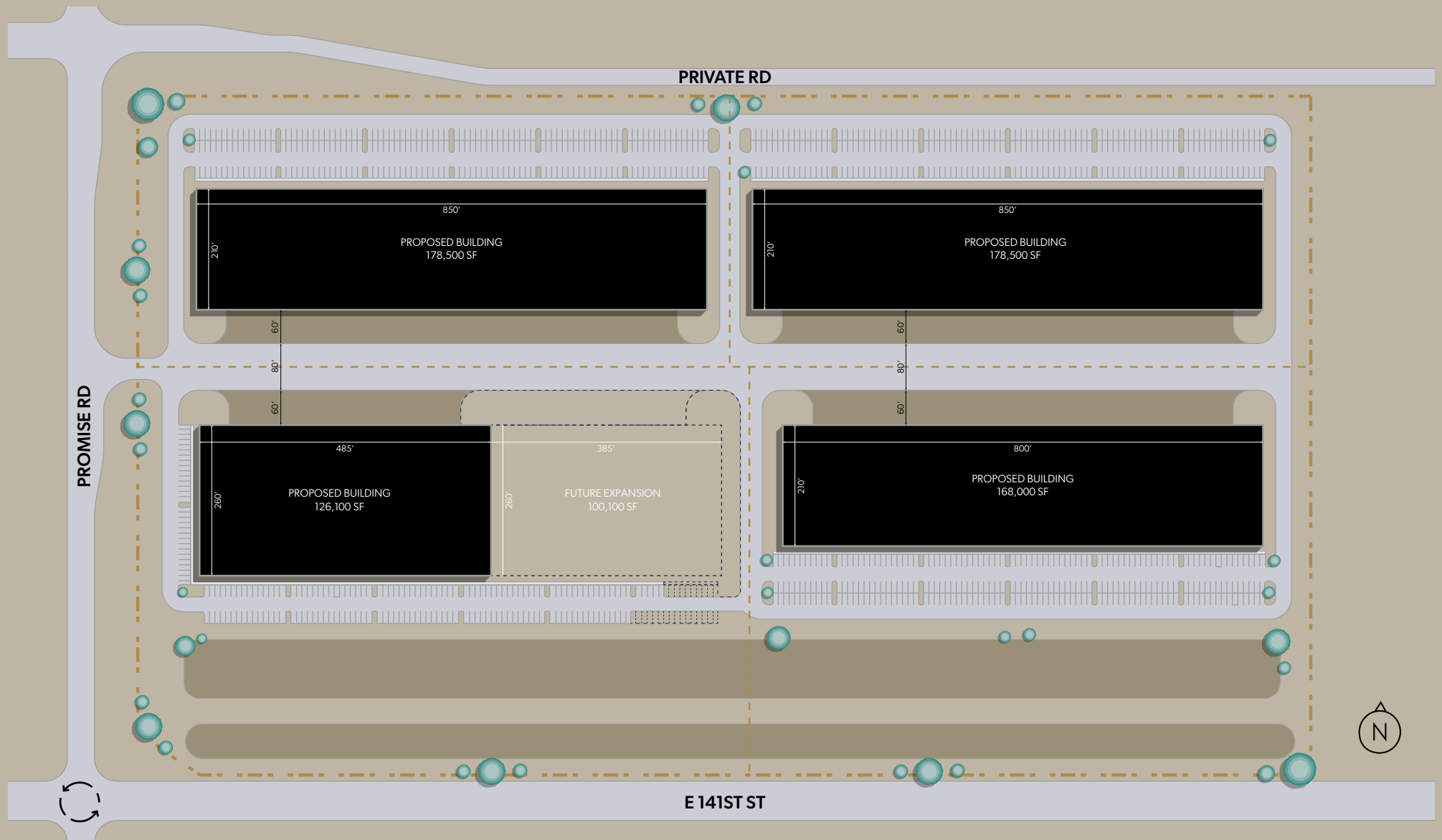
14180 PROMISE ROAD, NOBLESVILLE, IN 46060



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NOBLESVILLE
COMMERCE PARK



	PROPOSED BUILDING 1	PROPOSED BUILDING 2	PROPOSED BUILDING 3	PROPOSED BUILDING 4
TOTAL BUILDING AREA	178,500 SF	178,500 SF	168,000 SF	126,100 SF (expandable)
BUILDING DIMENSIONS	210' x 850'	210' x 850'	210' x 800'	260' x 485'
SITE AREA	±10.64 AC	±10.32 AC	±15.07 AC	±16.40 AC
CLEAR HEIGHT	32'	32'	32'	32'
DOCK DOORS	(20) 9' x 10' dock doors (20) future knock-outs	(20) 9' x 10' dock doors (20) future knock-outs	(20) 9' x 10' dock doors (20) future knock-outs	(20) 9' x 10' dock doors (20) future knock-outs
DRIVE-IN DOORS	(2) 14' x 14' drive-ins	(2) 14' x 14' drive-ins	(2) 14' x 14' drive-ins	(2) 14' x 14' drive-ins
AUTO PARKING	±270 spaces	±270 spaces	±258 spaces	±180 spaces
POWER	3,200 amps via (2) 480v 1,600 amp services	3,200 amps via (2) 480v 1,600 amp services	3,200 amps via (2) 480v 1,600 amp services	3,200 amps via (2) 480v 1,600 amp services



I-69 Corridor
3 miles / 5 minutes



State Road 37 / IN-37
4 miles / 6 minutes



Downtown Indianapolis
24 miles / 35 minutes

Population

5-min drive time	2,360
10-min drive time	39,377
15-min drive time	125,254
25-min drive time	302,729

of Households

5-min drive time	841
10-min drive time	14,814
15-min drive time	48,467
25-min drive time	119,445

Average Household Income

5-min drive time	\$95,034
10-min drive time	\$119,574
15-min drive time	\$143,617
25-min drive time	\$151,293

MAP KEY

- | | | | | |
|--------------------------------------|---------------------------|---------------------------------|--|---|
| 1 Bastian Solutions Corporate Center | 9 Papa Johns | 17 Red Bull Distribution Center | 25 SG Stevanato Group | 29 Hamilton Town Center: Raising Cane's, BJ's Restaurant & Brewhouse, Condado Tacos, Burlington, Chuy's, Olive Garden, Chick-fil-A, LongHorn, Aspen Creek Grill, Koto Japanese Steakhouse, Casa Santa, Stone Creek, JC Penney, Yats Cajun, Five Guys, Bella Pizzeria, Bath & Body Works, Dry Goods, Evereve, Game Stop, JD Sports, American Eagle, Cinnaholic |
| 2 SMC (x3) | 10 Chucky-D | 18 Intrametco | 26 nexus | Hawaii Fluid Art, Ross, Dick's Sporting Goods, Outlaws Steaks Burgers Brews, Cabela's, CVS, Firestone, McAlister's, Nordstrom Rack, Louie's Tux Shop, Men's Warehouse, DSW, Old Navy, Athleta, Cold Stone, Ford's Garage, Sunny Day Cafe, Red Robin, Chico's, Soma, Journeys, Sephora, Michaels, Panera Bread |
| 3 Lincare, A Linde Company | 11 Jersey Mike's | 19 BJ's Wholesale Club | 27 Stony Creek Business Park: Fastenal, DMD Pharmaceuticals, VBM, Ambu, Sindledacker Corporation, Rheem, Securitas, MacAllister Machinery | |
| 4 Crescent Electric Supply Co | 12 Tropical Smoothie Cafe | 20 Innovation Mile Development | 28 Washington Business Park: IDI Composite's International, PinkBlush Maternity Fulfillment Center, DC Home Supply, Breakers Unlimited Inc, Contender's Wrestling Academy, The Luxury Pergola, Cable Tile Express, RZ Automation Inc, Plumbing Heating & Air | |
| 5 Gold Medal | 13 iFlex stretch Studios | 21 Ascension St. Vincent | | |
| 6 Kittle's | 14 Ruoff Music Center | 22 Saxony Hospital | | |
| 7 Leo's Market & Eatery | 15 Helmer Scientific | 23 Costco | | |
| 8 Dunkin' | 16 Trucent CentraSep | 24 US Foods | | |

WHY NOBLESVILLE / HAMILTON COUNTY

Strategic Location. Skilled Workforce. Exceptional Quality of Life.

Located in the heart of Hamilton County, Noblesville offers businesses access to one of the fastest-growing and most affluent suburban markets in the Midwest. The area combines a highly educated workforce, strong household incomes, modern infrastructure, and immediate connectivity to the greater Indianapolis region, making it an ideal environment for office, industrial flex, R&D, showroom, and technology-oriented users.



NOBLESVILLE

COMMERCE PARK

#1 Best Counties for Families in Indiana

#6 Best Counties to Buy a House in America

#7 Best Public Schools in U.S.

— Niche.com 2023

#8 Healthiest County in America

— U.S. News & World Report 2023

Wealthiest County in Indiana

— Various Sources

Home to Top Ten Safest Suburbs in U.S.

- Carmel (2nd)
- Fishers (4th)
- Noblesville (5th)

— SmartAsset 2023

2.7% Projected Population Growth Over the Next 5 Years

— ESRI, BLS, U.S. Census

\$143K+

Average Household Income

125K+

Residents within 15 Minutes

#1

Best County to Live in Indiana

Niche.com 2023



Hamilton County consistently ranked among the best places to live in Indiana and the U.S.

42.6%

Projected 10-Yr Job Growth
U.S. Avg = 33.5%

62.6%

Home Appreciation Last 5 yrs
U.S. Avg = 57.0%



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