



FOR SALE OR LEASE

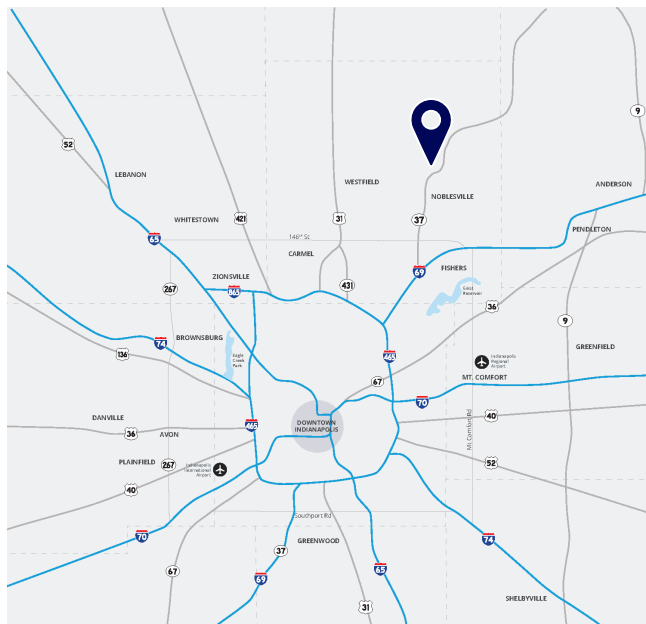
16565 River Road

Noblesville, IN

Freestanding Industrial Building

Property Highlights :

- ± 43,200 SF Building situated on ± 10.04 acres
- ± 5,200 SF - 23,348 SF available
- 35' Clear height
- (2) Deep docks
- (3) 18' x 20' Drive ins
- Building is equipped with 15-ton crane
- Zoned I-2 (outdoor storage permitted)
- 2000 amp / 3-phase
- Rare lease or owner-user opportunity in Noblesville with quick access to 146th Street and SR-37

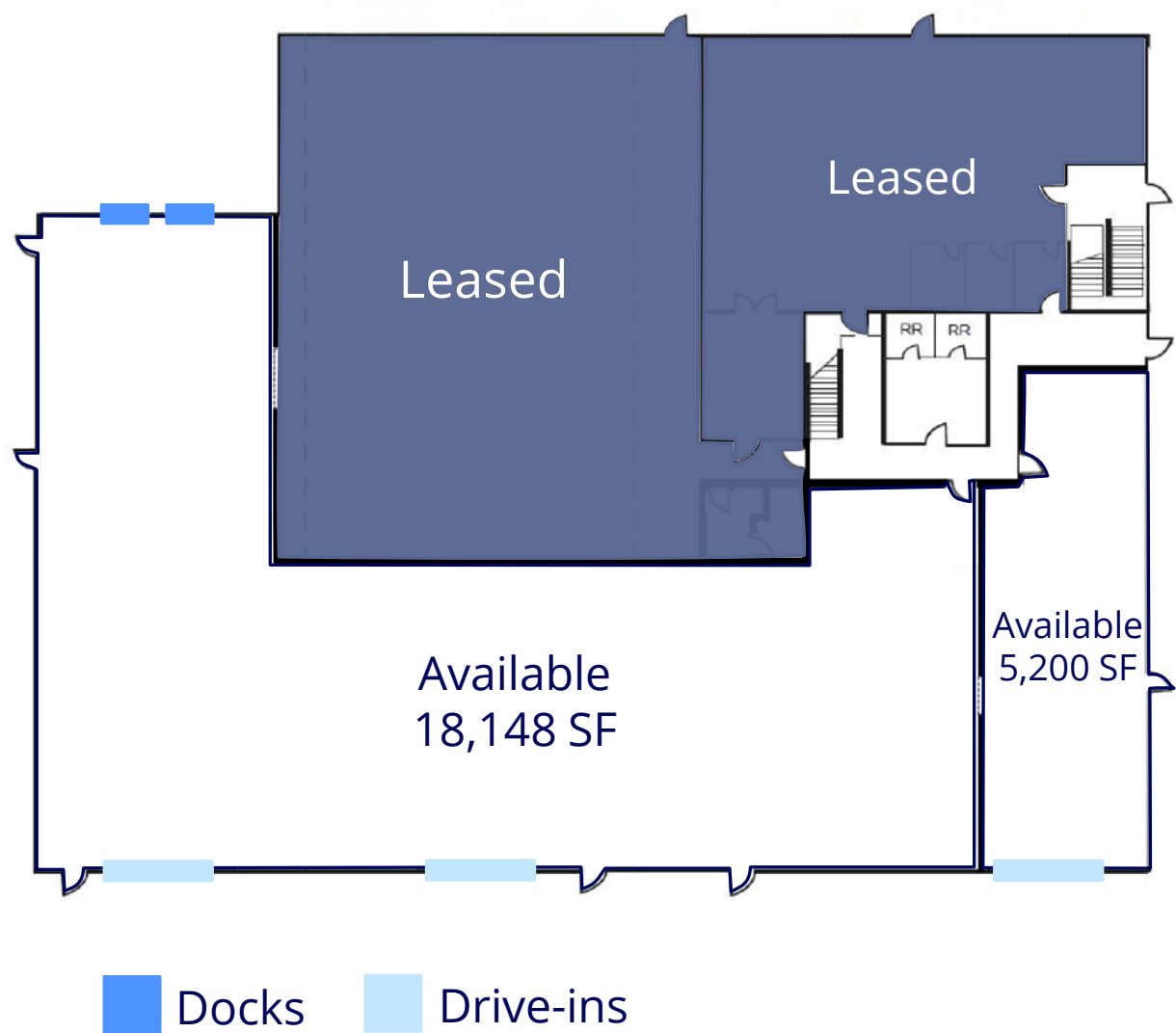


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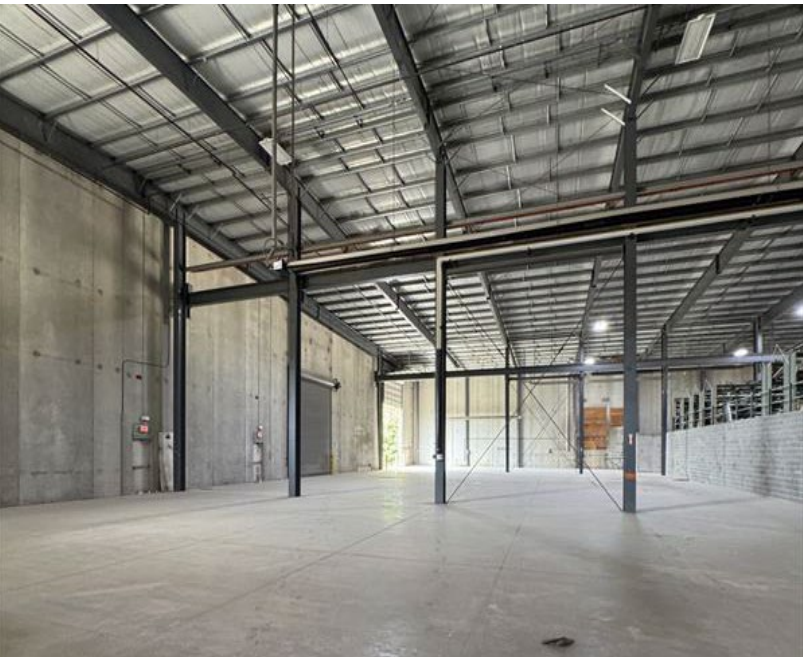
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Floor Plan



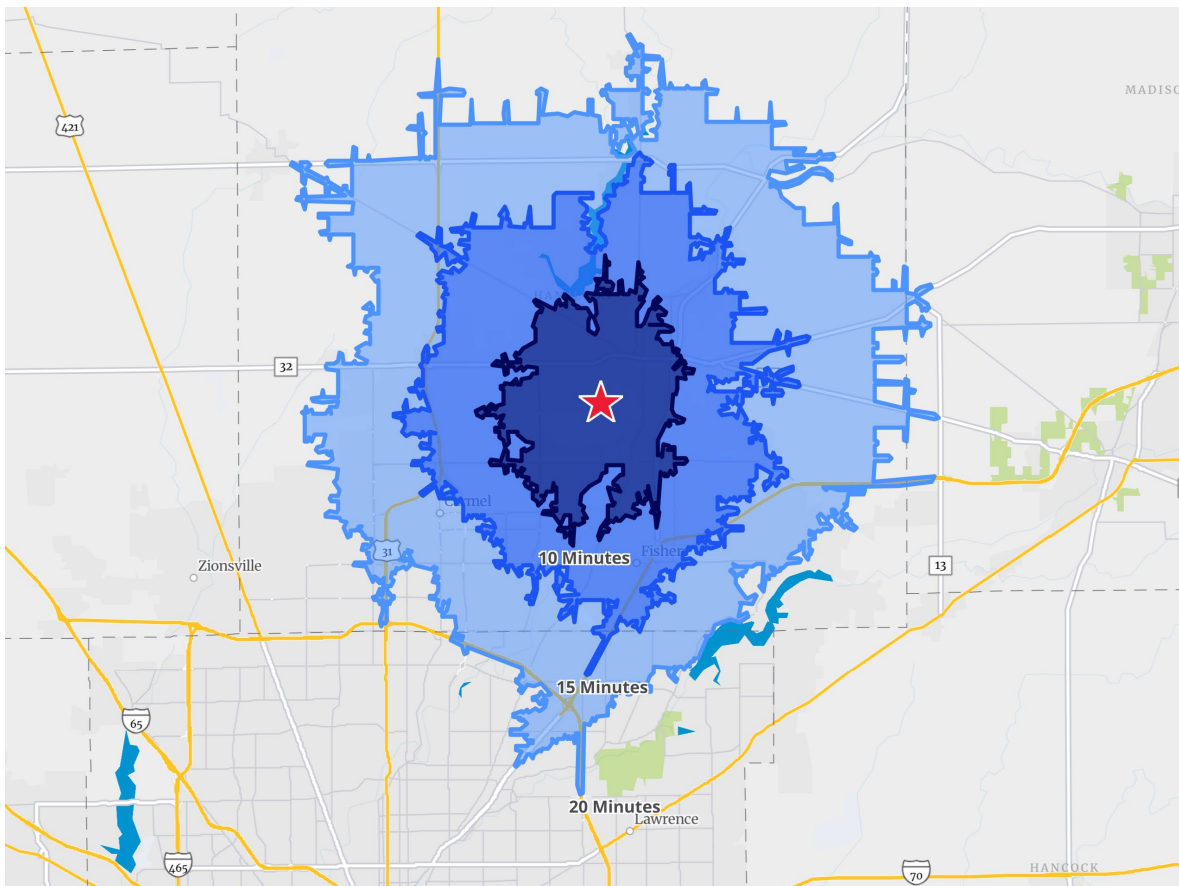
Space Available Specifications

Total SF	± 5,200 – 23,348 SF
Office	BTS
Clear Height	35'
Docks	2
Drive-ins	3 (18' x 20')





Driving Distance



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