

**BUILDING ONE** | ±93,678 SF **Available** **BUILDING TWO** | Fully Leased



# CAMPUS CENTER BUSINESS PARK



**11500 E 146TH STREET  
NOBLESVILLE, IN 46060**

*For Lease*

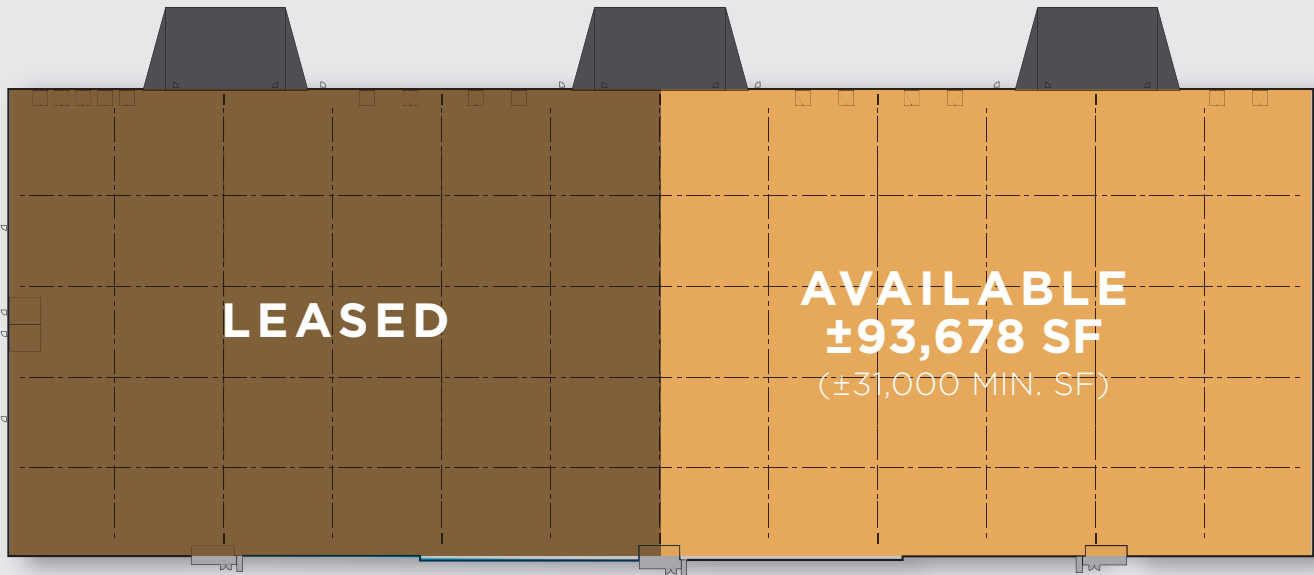
**NEW DEVELOPMENT  
DISTRIBUTION/  
MANUFACTURING SPACE**

**CUSHMAN &  
WAKEFIELD**

**JACKSON**  
DEVELOPMENT



# BUILDINGONE



## SPECIFICATIONS



**Building Size/Availability**  
±93,678 SF



**Divisibility**  
31,000 SF Minimum



**Docks**  
6 (9' X 10')



**Drive Ins**  
3 (12' X 15')



**Clear Height**  
31.75'



**Lighting**  
LED With Motion Sensors



**Car Parking**  
±90 (Expandable)



**Truck Court**  
140' With 60' Concrete Apron



**Sprinkler**  
ESFR



**Dock Staging Bays**  
60' X 60'



**Heating**  
Gas-Fired Units Designed to Maintain an Inside Temp of 55° at Outside Temp of 0°



**Zoning**  
CCPD (Campus Center Planned Development)

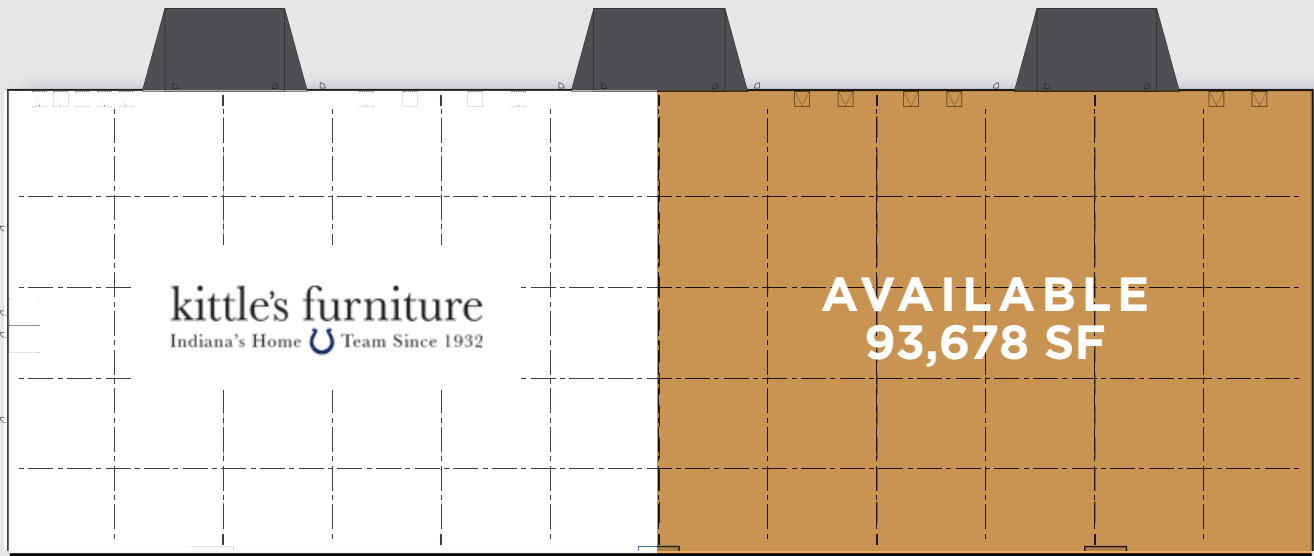


**Roof**  
Metal decking with 60 mil TPO, 4inch insulation between decking and TPO



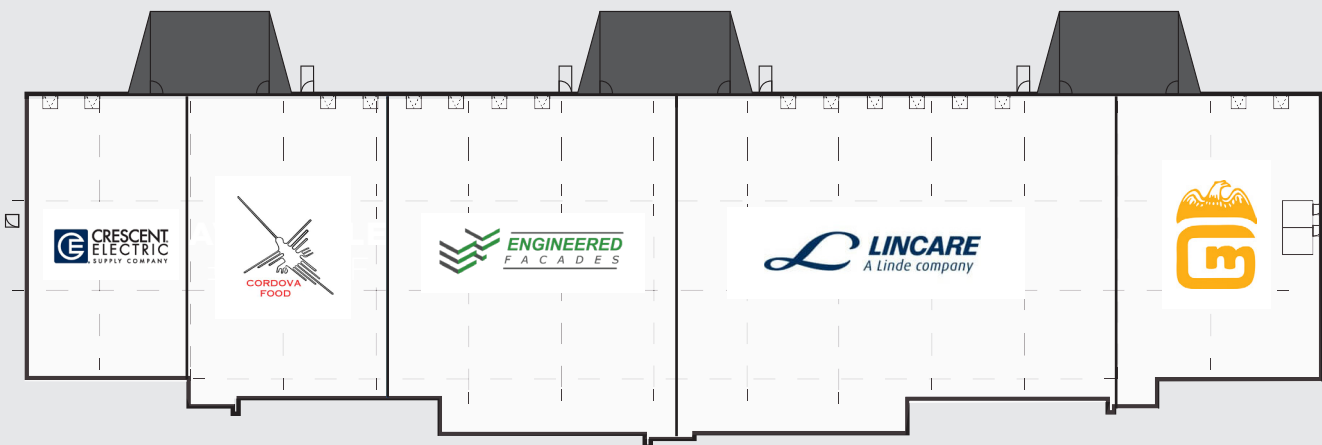
# TENANTS

## BUILDING ONE



11500 E 146TH STREET, NOBLESVILLE, IN 46060

## BUILDING TWO | FULLY LEASED

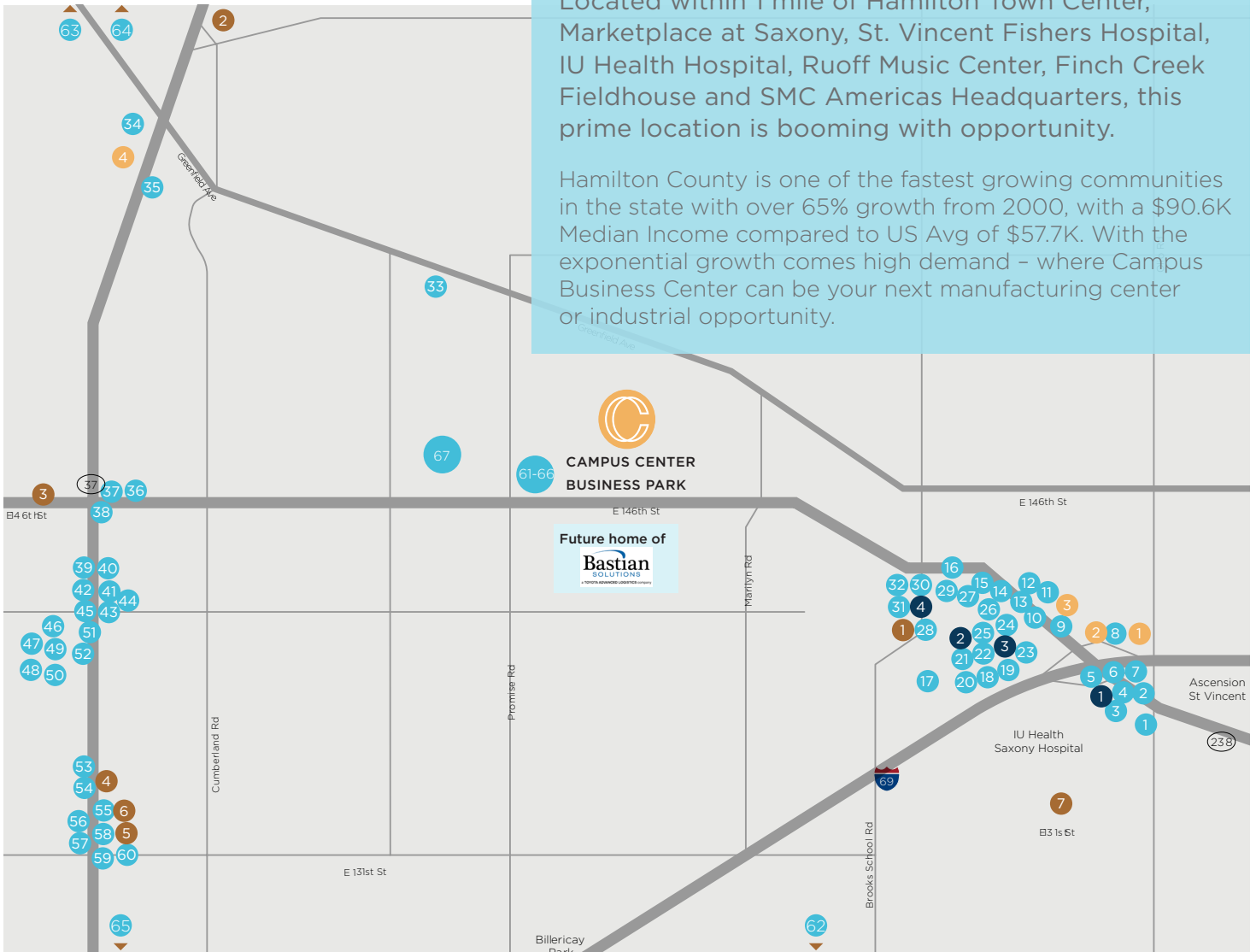


11360 E 146TH STREET, NOBLESVILLE, IN 46060

# SUPERIOR ACCESSIBILITY

Located within 1 mile of Hamilton Town Center, Marketplace at Saxony, St. Vincent Fishers Hospital, IU Health Hospital, Ruoff Music Center, Finch Creek Fieldhouse and SMC Americas Headquarters, this prime location is booming with opportunity.

Hamilton County is one of the fastest growing communities in the state with over 65% growth from 2000, with a \$90.6K Median Income compared to US Avg of \$57.7K. With the exponential growth comes high demand - where Campus Business Center can be your next manufacturing center or industrial opportunity.



## COFFEE

- 1 Starbucks
- 2 Harmony Tea Shoppe
- 3 American Dream Coffee House
- 4 Starbucks

## FITNESS

- 1 ISI Elite Training
- 2 LA Fitness
- 3 Fling Bungee Fitness
- 4 LivRite Fitness
- 5 F45 Training
- 6 [solidcore]
- 7 The Fitness Center at Saxony

## HOTELS

- 1 Embassy Suites
- 2 Holiday Inn Express & Suites
- 3 Wyndham Hotel
- 4 Baymont

## FOOD

- 1 Culvers
- 2 Wendy's
- 3 Taco Bell
- 4 Subway
- 5 Thai Garden
- 6 Arby's
- 7 Dairy Queen
- 8 The Local Kitchen & Tap

- 9 Aspen Creek Grill
- 10 Chick-fil-A
- 11 Koto Japaneses Steakhouse
- 12 Perkins
- 13 Panda Express
- 14 Olive Garden
- 15 McDonald's
- 16 Raising Cane's
- 17 Outlaws Steaks Burgers Brews
- 18 Pies & Pints
- 19 Stone Creek Dining
- 20 Yats
- 21 Bella Pizzeria
- 22 Five Guys
- 23 Red Robin
- 24 Livery
- 25 Houlihan's
- 26 Chuy's
- 27 McAlister's Deli

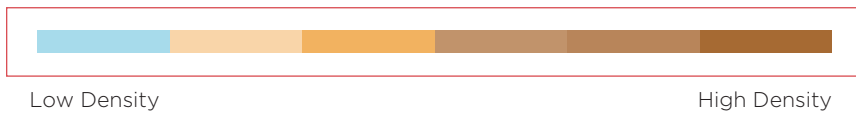
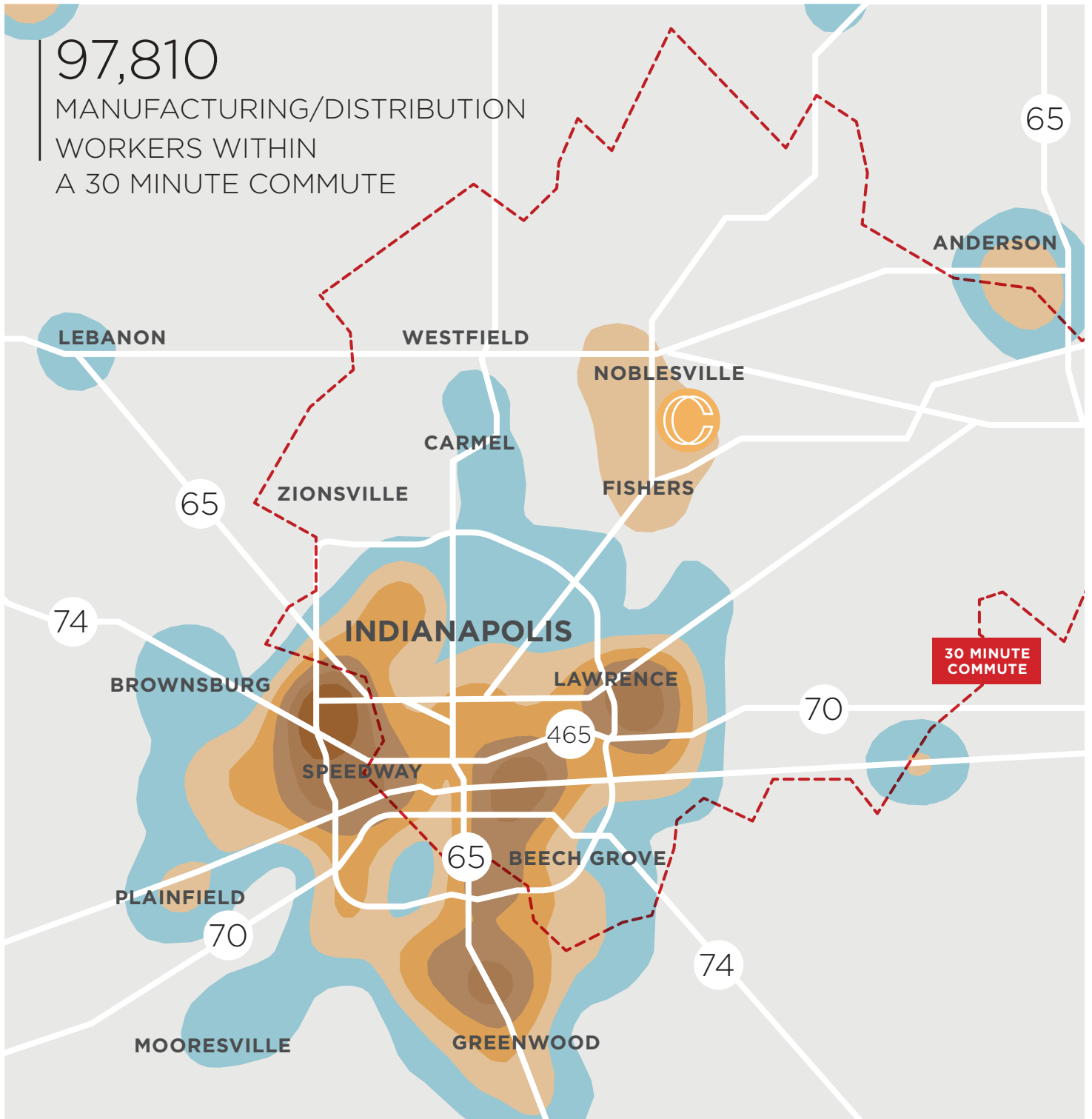
- 28 Condado Tacos
- 29 BJ's Restaurant & Brewhouse
- 30 Panera Bread
- 31 Potbelly
- 32 Chipotle
- 33 Marco's Pizza
- 34 Kobayashi Sushi
- 35 Pizza Hut
- 36 Pickleman's Gourmet Café
- 37 Moe's Southwest Grill
- 38 Jagers
- 39 Best Bet Breakfast & Lunch
- 40 HotBox Pizza
- 41 FiredUp Nutrition
- 42 Eddy's Sports Pub
- 43 El Rodeo
- 44 Great Taste Chinese
- 45 Burger King

- 46 Maestro Pizza
- 47 Thai Time
- 48 Burritos & Beer
- 49 Subway
- 50 Buffalo Wild Wings
- 51 Monical's Pizza
- 52 KFC
- 53 Zaxby's
- 54 Taco Bell
- 55 Wild Eggs
- 56 Jimmy Johns
- 57 Chicago's Pizza
- 58 Hiro Hibachi
- 59 City Barbeque
- 60 Popeyes Louisiana Kitchen
- 61 Leo's Market & Eatery
- 62 Dunkin Donuts
- 63 Jersey Mikes Subs
- 64 Papa John's Pizza
- 65 Tropical Smoothie Cafe
- 66 Chucky D
- 67 Kroger

# EXCELLENT LABOR ACCESS

97,810

MANUFACTURING/DISTRIBUTION  
WORKERS WITHIN  
A 30 MINUTE COMMUTE





# CAMPUS CENTER

## BUSINESS PARK



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FOR MORE INFORMATION, PLEASE CONTACT:

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