



ESTD

2023

DEERCREEK

BUSINESS PARK

UP TO $\pm 201,432$ SF OF
CLASS A INDUSTRIAL SPACE

14469 OLIO RD NOBLESVILLE IN 46060



BUILDING 1

HIGHLIGHTS



SITE AREA
±45.06 ACRES



AVAILABLE SF
±201,432
(DIVISIBLE TO 37,563)



LOADING
20 (9'X10') EXPANDABLE
40,000LB MECHANICALLY
OPERATED LEVELERS



DRIVE INS
5 (12'X14')
MOTOR OPERATED



CLEAR HEIGHT
±32'



COLUMN SPACING
57.4' X 54'(STANDARD)
59.11' X 54'(STAGING)



CAR PARKING
243
(EXPANDABLE)



TRAILER PARKING
75
(EXPANDABLE)



TRUCK COURT
130'D WITH 60'
CONCRETE AND 70'
HD ASPHALT



DIMENSIONS
+231'-11" X 1,026'-3"



SPRINKLER
ESFR



FLOOR
4,000 PSI 7"
UNREINFORCED



ROOF
TPO WITH R-VALUE
OF 20



POWER
2,400 AMPS
EXPANDABLE



LIGHTING
LED W/ MOTION
SENSORS W/30 FC
AVERAGE



ZONING
PUD



WATER
INDIANA AMERICAN
WATER

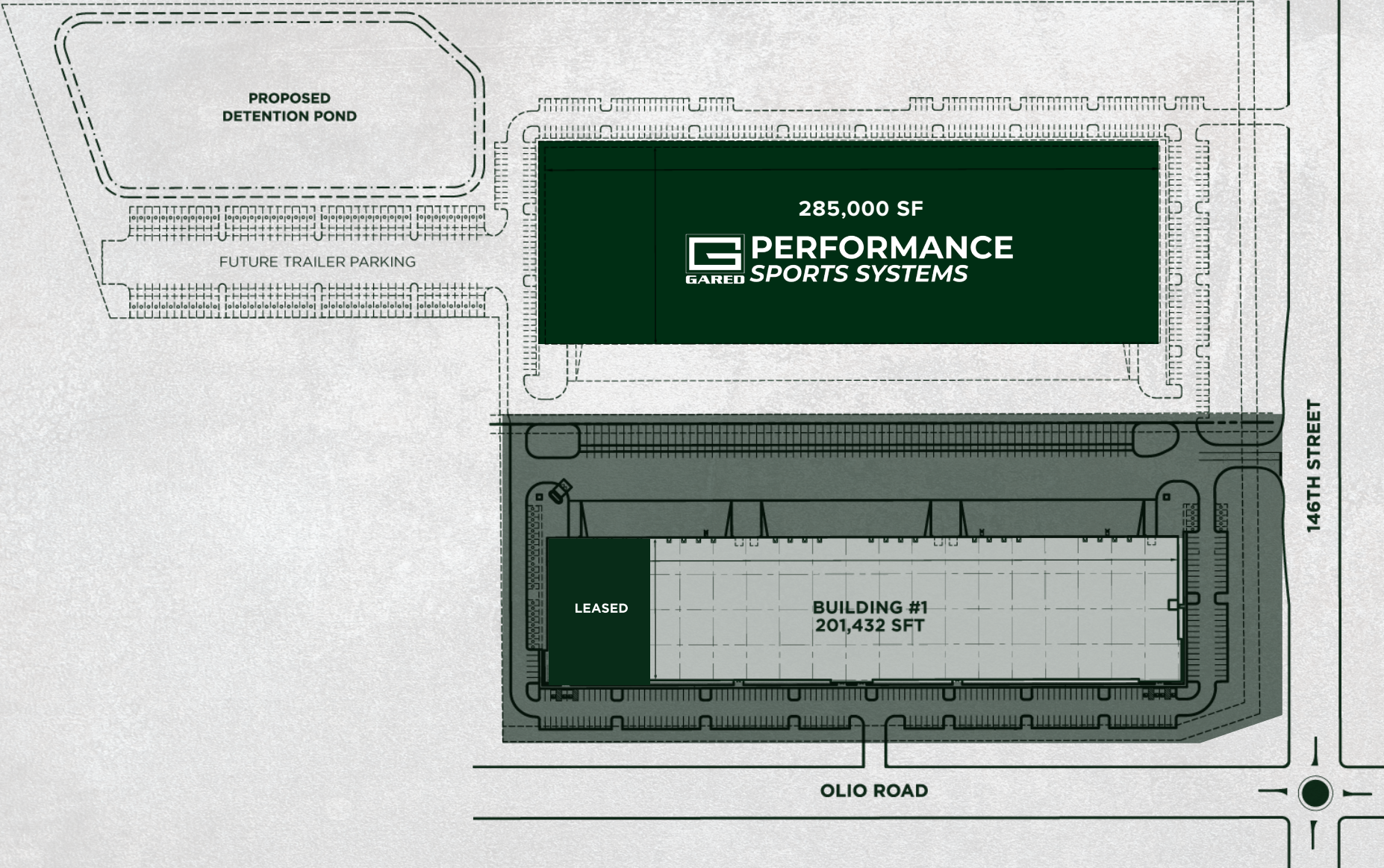


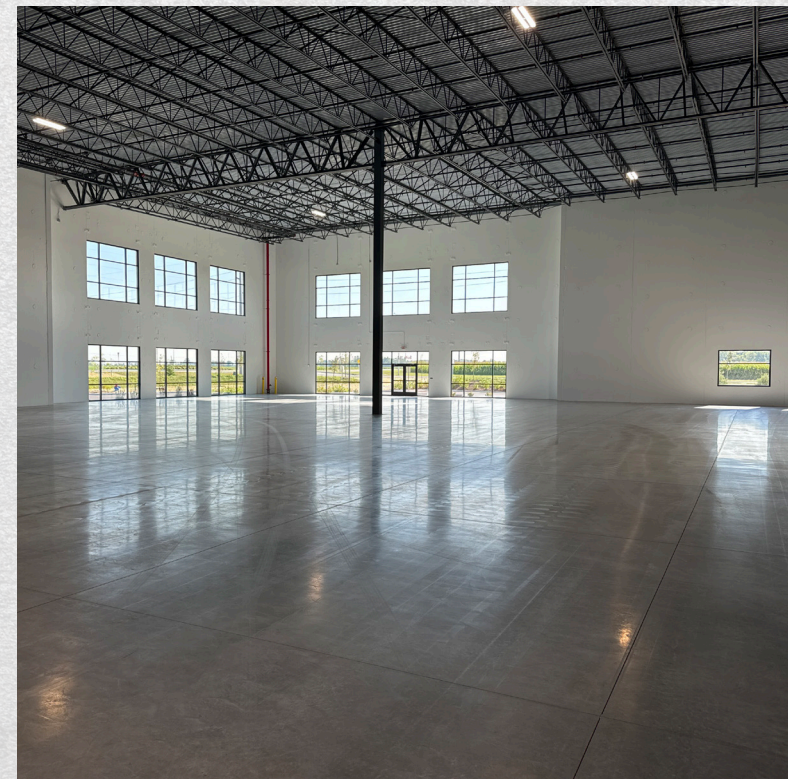
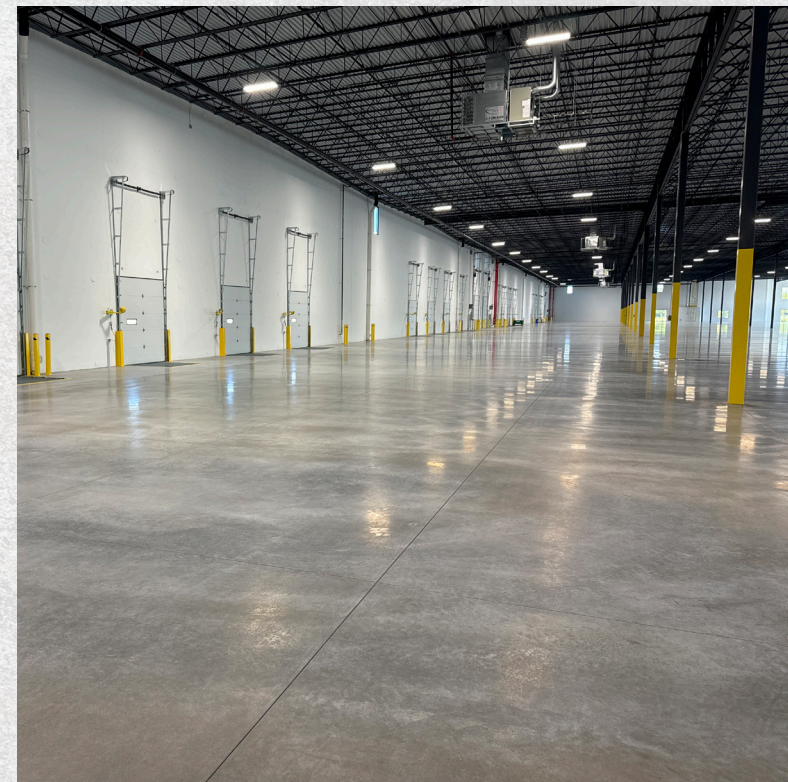
ELECTRIC
DUKE ENERGY



GAS
CENTERPOINT

MASTER SITE PLAN





GARED SPORTS BTS

EVERYTHING AT YOUR FINGERTIPS

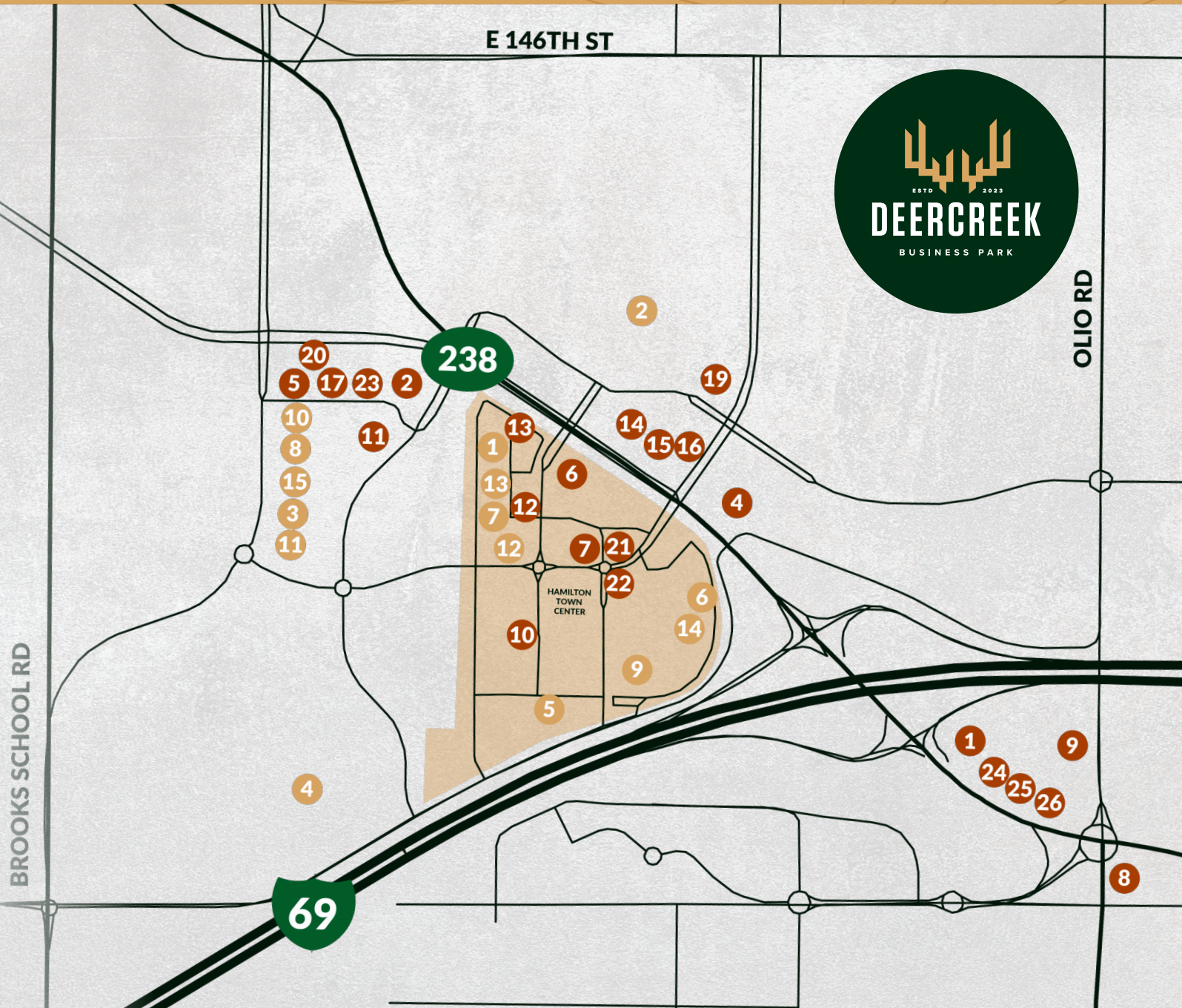
AMENITIES MAP

RESTAURANTS

- 1 Arby's
- 2 BJ's Restaurants
- 3 Black Rifle Coffee Company
- 4 Chick-fil-A
- 5 Chipotle Mexican Grill
- 6 Chuy's
- 7 Cold Stone Creamery
- 8 Culver's
- 9 Dairy Queen
- 10 Five Guys
- 11 Handel's Homemade Ice Cream
- 12 Houlihan's Restaurants
- 13 McAlister's Deli
- 14 McDonald's US
- 15 Olive Garden
- 16 Panda Express
- 17 Panera Bread
- 18 Peet's Coffee and Tea
- 19 Perkins Restaurant & Bakery
- 20 Potbelly Sandwich Works
- 21 Qdoba Mexican Grill
- 22 Red Robin Gourmet Burgers
- 23 Starbucks US
- 24 SUBWAY
- 25 Taco Bell
- 26 Wendy's

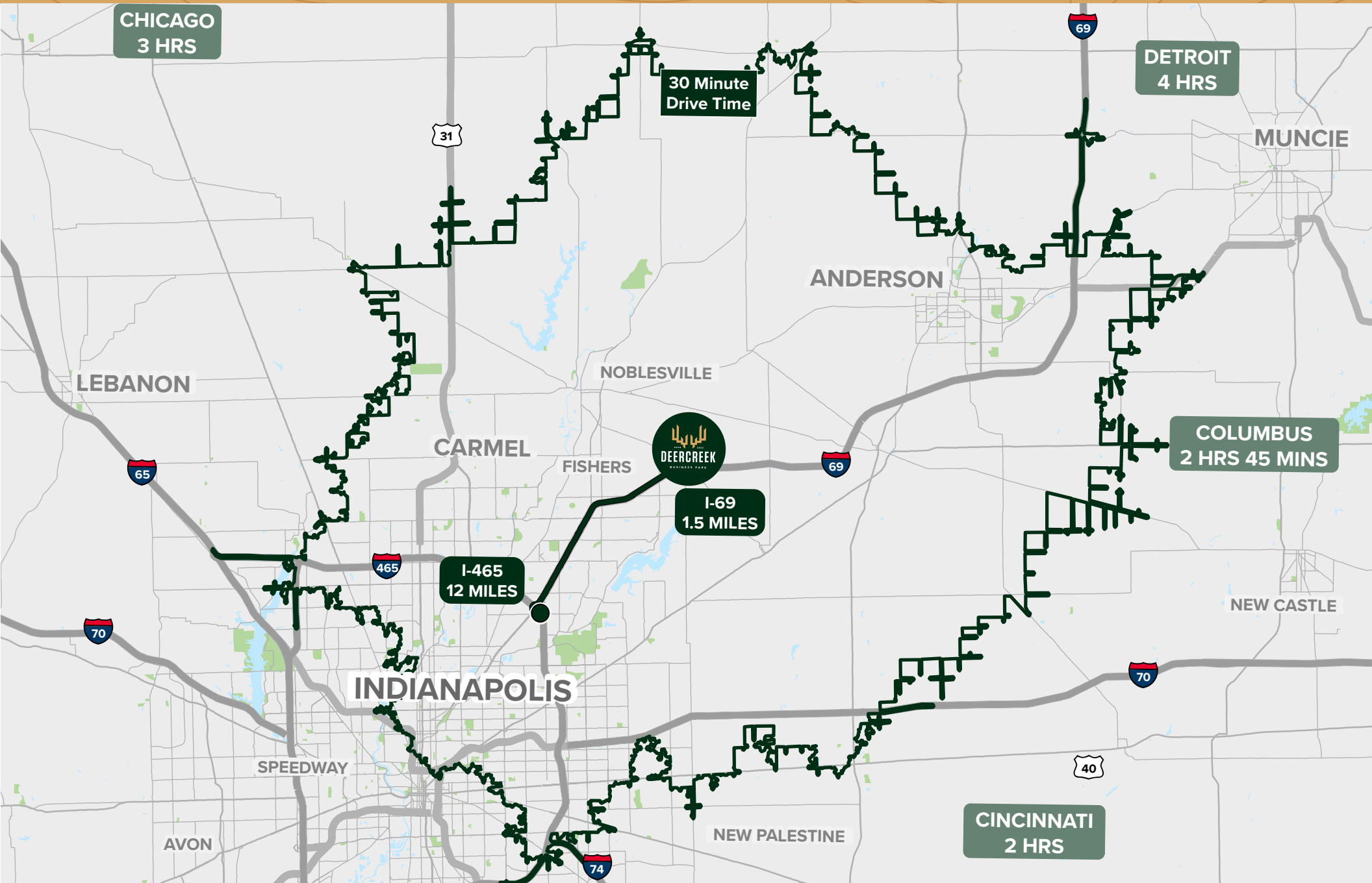
SHOPPING

- 1 Bed Bath & Beyond
- 2 BJ's Wholesale Club
- 3 Burlington Stores
- 4 Cabela's
- 5 Dick's Sporting Goods
- 6 Dollar Tree
- 7 DSW (Designer Shoe Warehouse)
- 8 Five Below
- 9 JCPenney
- 10 Marshalls
- 11 Michaels Stores
- 12 Old Navy
- 13 The Men's Wearhouse
- 14 ULTA Beauty
- 15 Petco



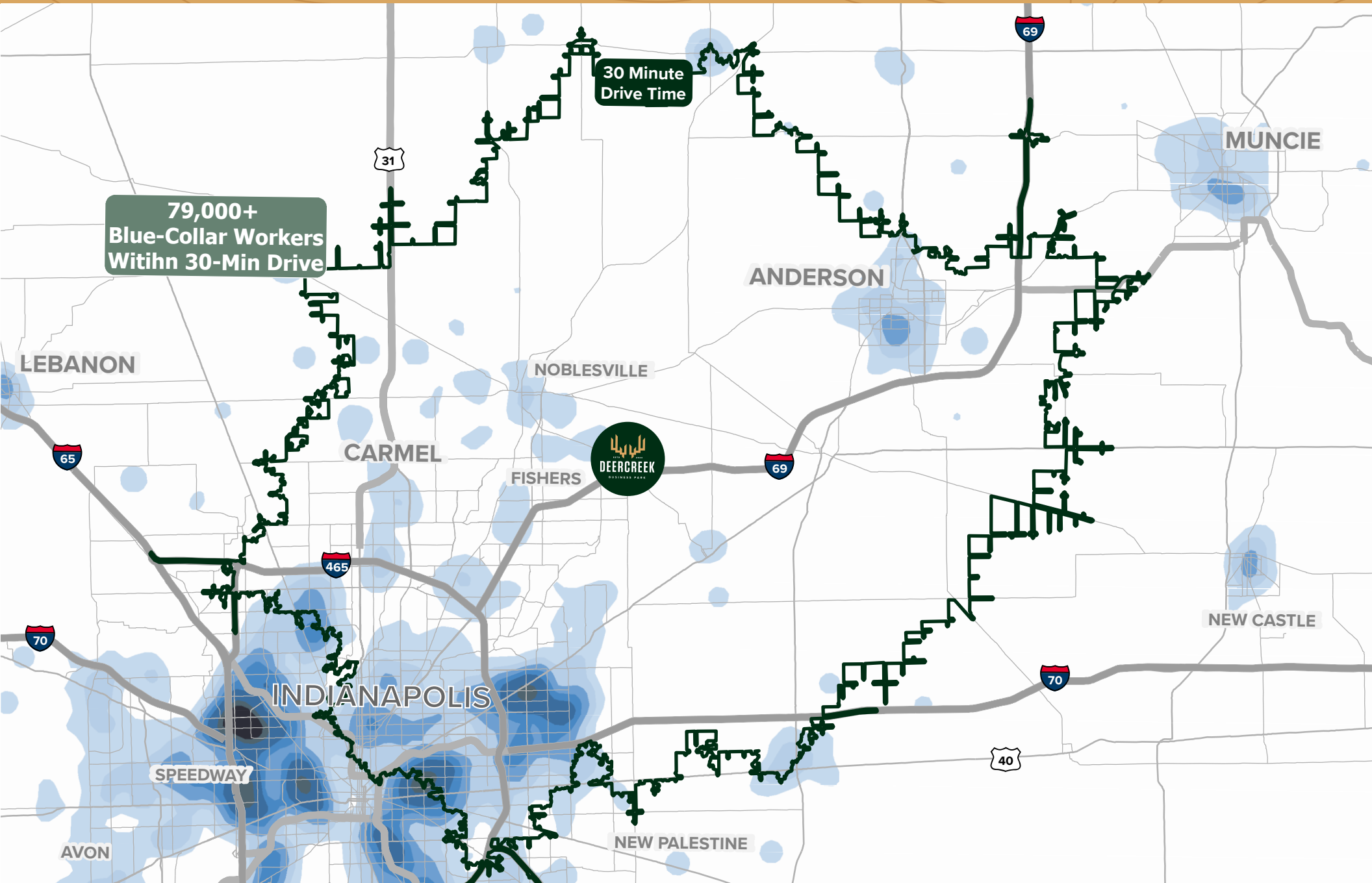
SUPERIOR ACCESSIBILITY

DRIVE TIME MAP



EXCELLENT LABOR ACCESS

LABOR HEAT MAP



For more information, please contact:

RYAN E. BAKER, SIOR, CCIM
Executive Managing Director
+1 317 352 5428
ryan.baker@cushwake.com



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