

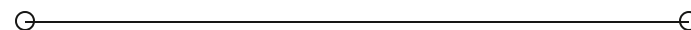


LEASE

**4,000+ SF Hamilton County
Flex Industrial Space**

10540 JESSUP BOULEVARD

Carmel, IN 46280



PRESENTED BY:

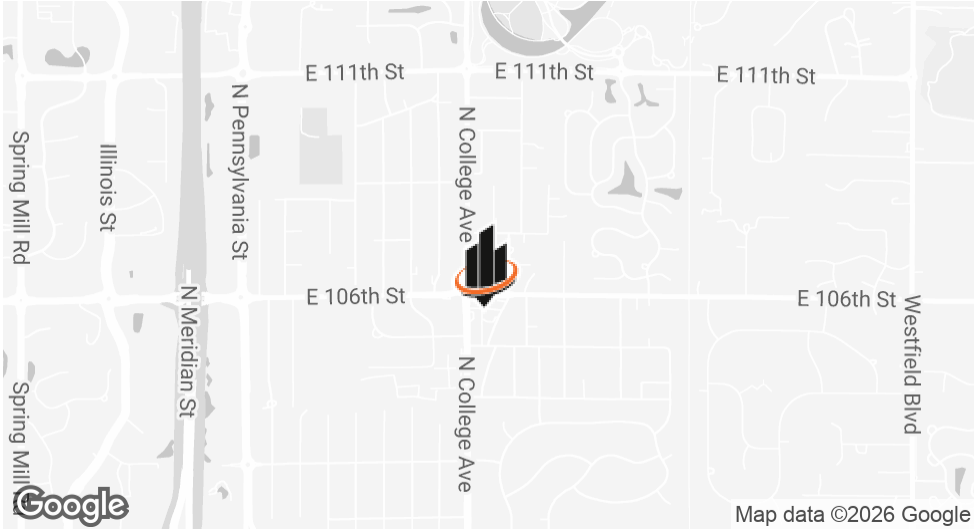
**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15 SF/yr (NNN)
AVAILABLE SF:	4,070 SF
LOT SIZE:	0.42 Acres
ZONING:	B1

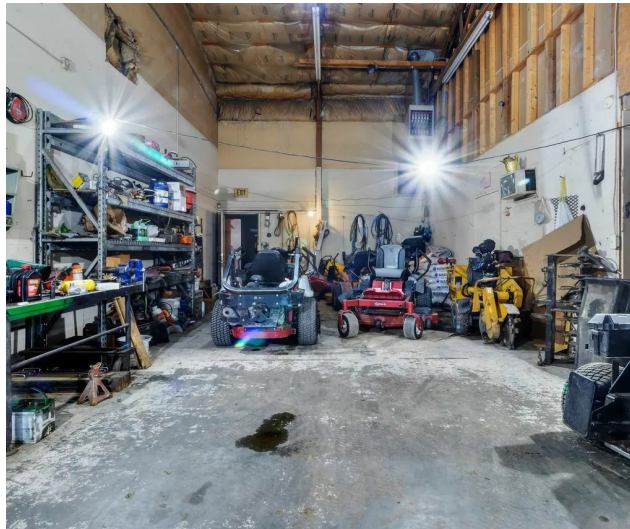


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PROPERTY HIGHLIGHTS

- Located in Carmel with convenient access to Keystone Parkway, US 31, and I 465
- Positioned near the College Avenue and 106th Street roundabout within an established mix of office, service, and light industrial users
- Flex industrial property featuring approximately 2,870 SF of office space and 1,200 SF of warehouse space
- Functional layout ideal for users needing a combination of office, storage, and light operational space
- Warehouse includes a drive-in door for easy loading and operational efficiency

ADDITIONAL PHOTOS



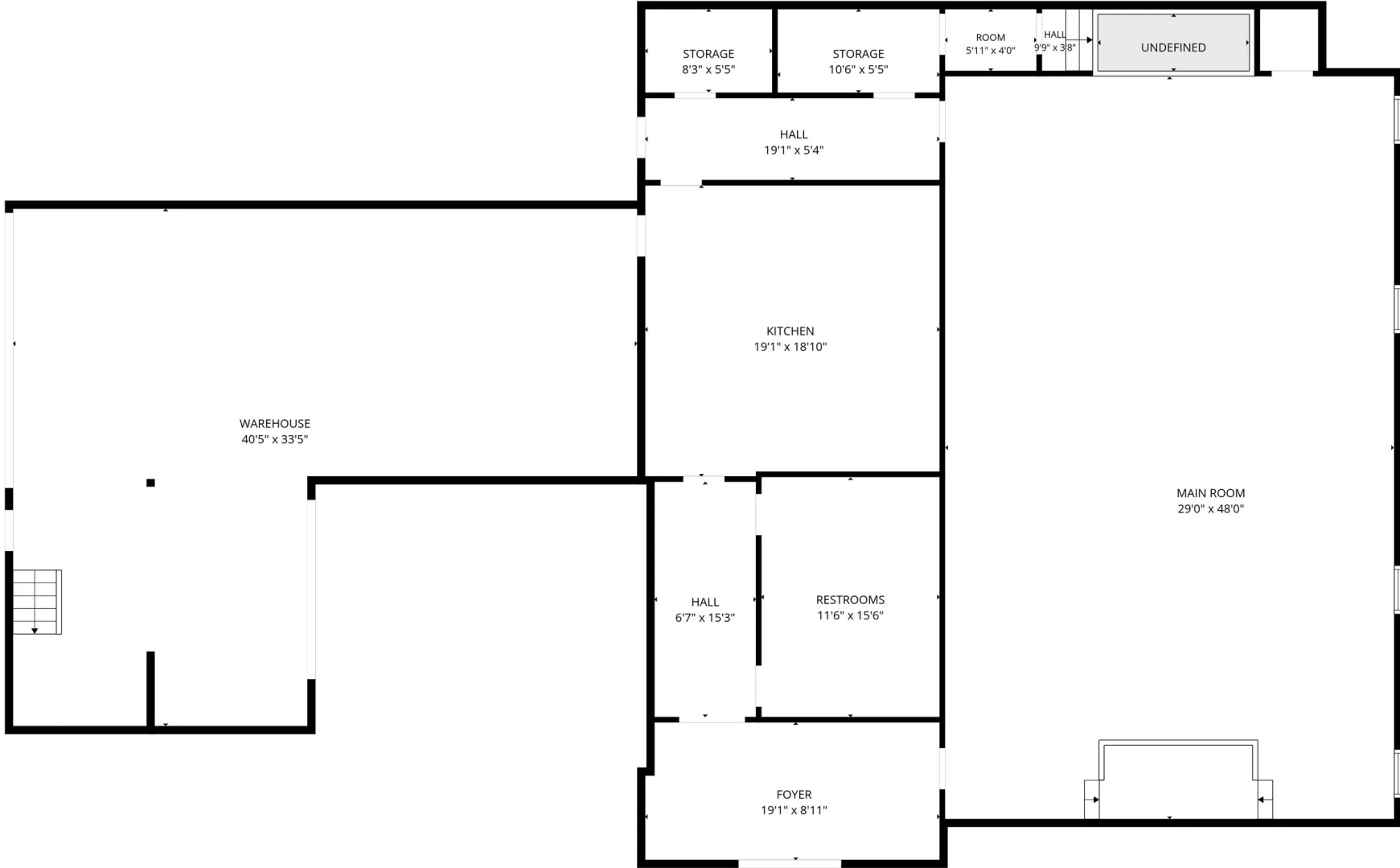
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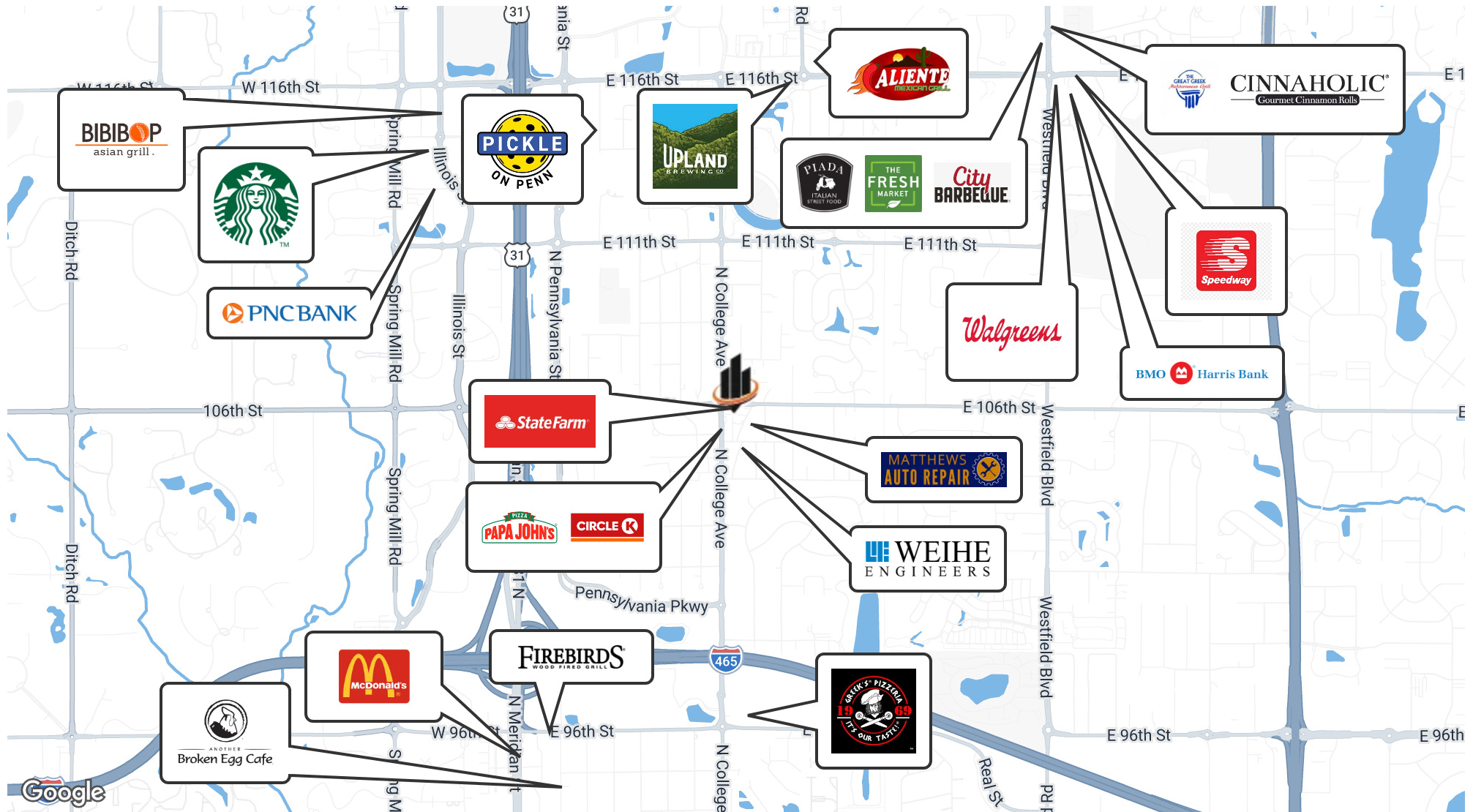
FLOOR PLANS



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3D TOUR

RETAILER MAP



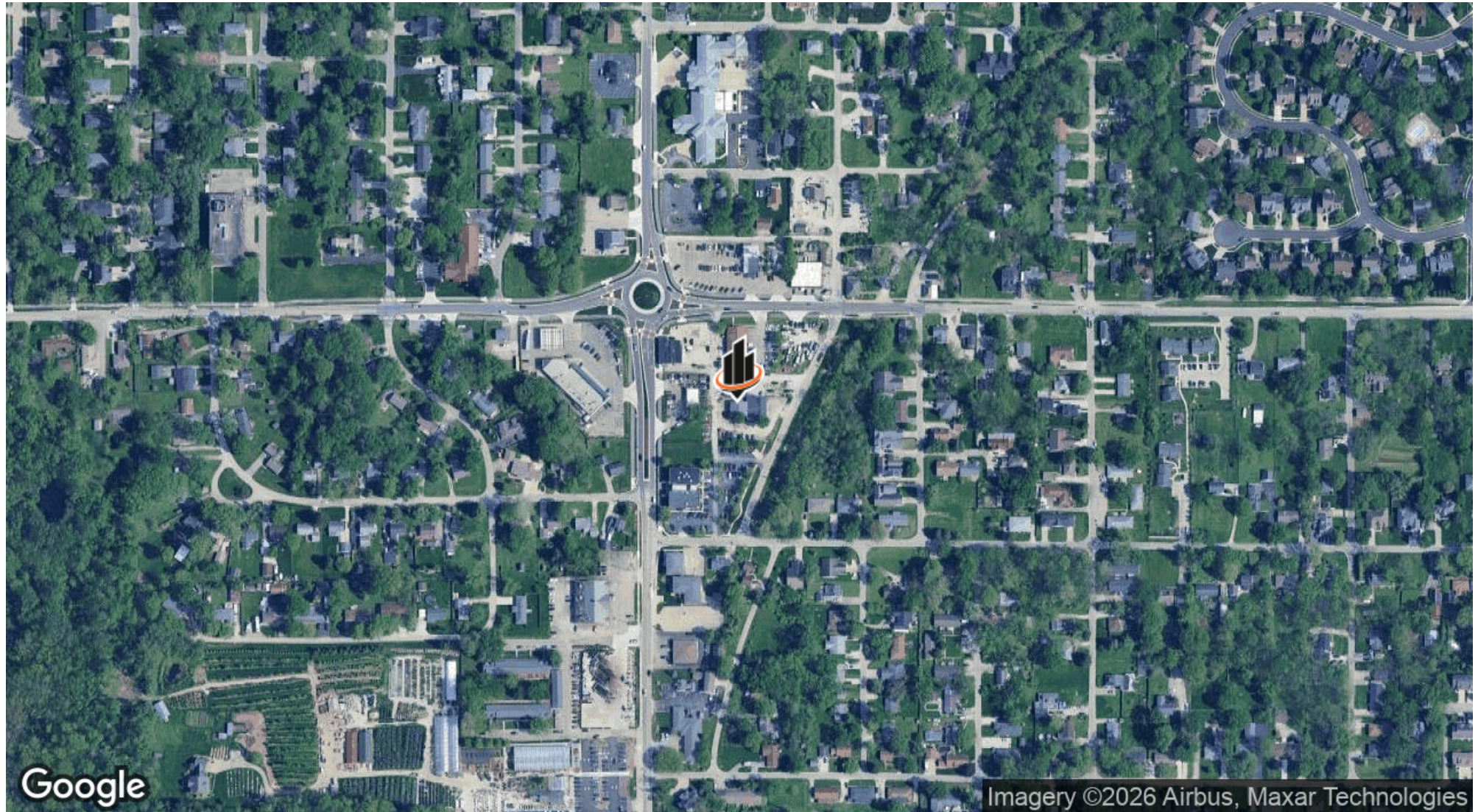
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LOCATION MAP



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