



LEASE

**3,750 SF Carmel Flex
Industrial Space**

1044-1046 SUMMIT DRIVE

Carmel, IN 46032

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 SF/yr (MG)
AVAILABLE SF:	3,750 SF
ZONING:	I-1

3D TOUR

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PROPERTY HIGHLIGHTS

- 3,750 SF flex industrial opportunity featuring two connected suites leased as one combined suite
- Approximately 2,000 SF of warehouse space and 1,600 SF of office space
- Office layout includes designated reception area, two conference/group meeting areas, two restrooms, and four private offices
- Warehouse features two (2) 10' drive-in doors and additional man doors for loading, deliveries, and daily operations
- Ample shared parking available within the business park
- Convenient access to Downtown Carmel, Carmel Arts & Design District, US-31, Keystone Parkway, 116th Street, and Rangeline Road

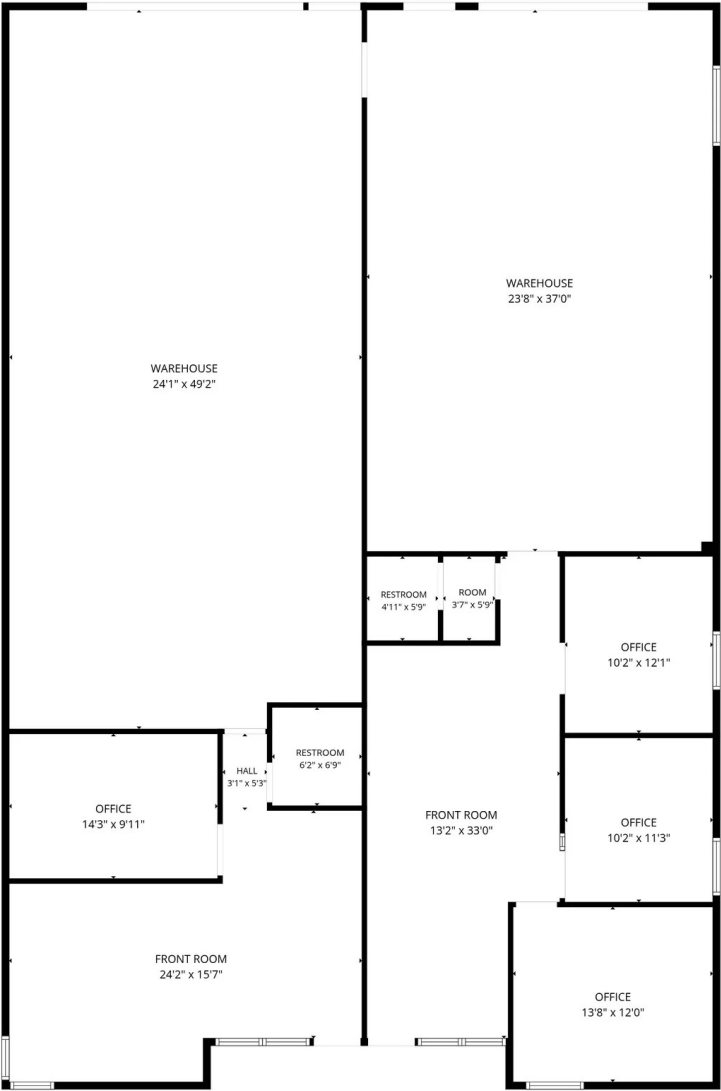
ADDITIONAL PHOTOS



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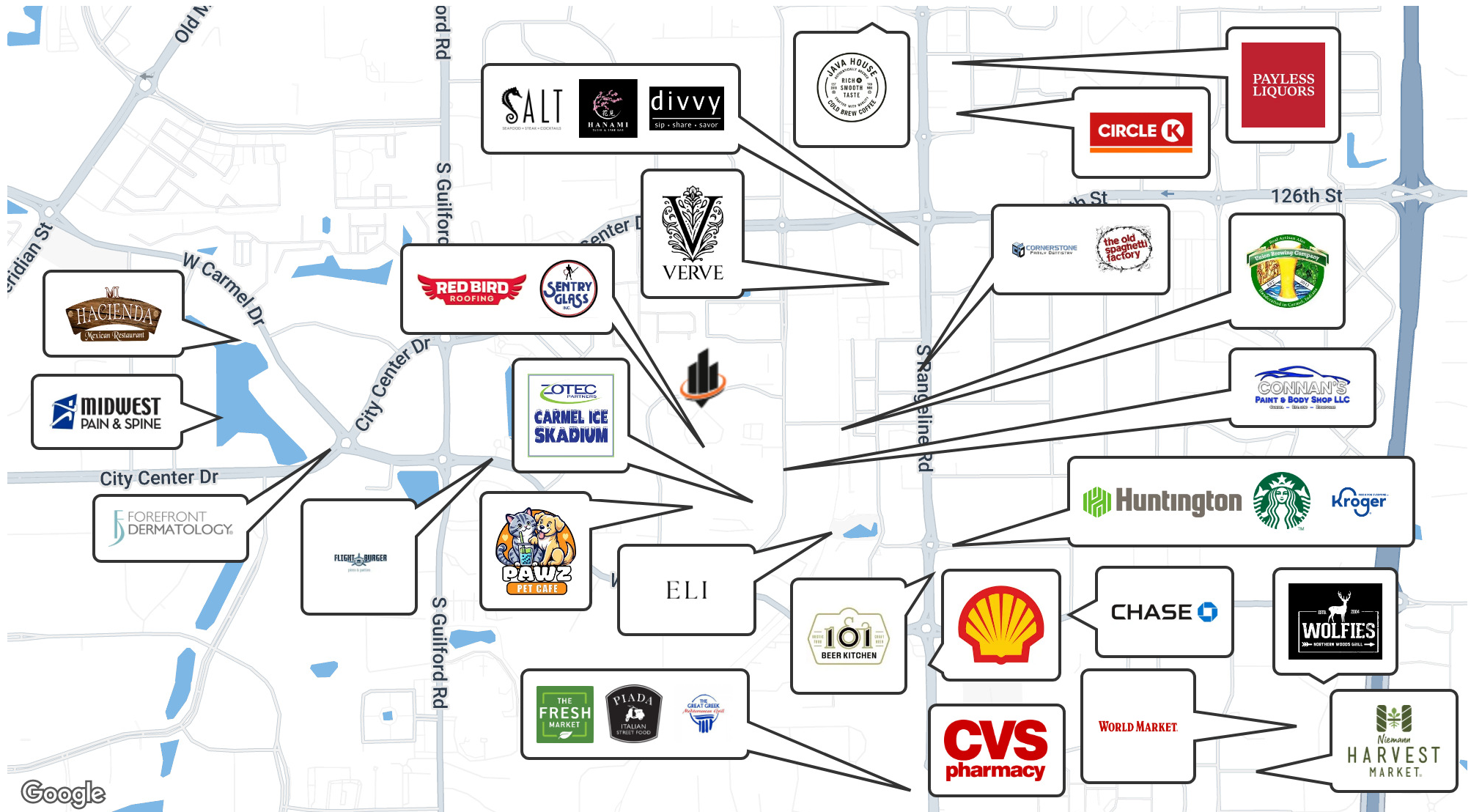
FLOOR PLANS



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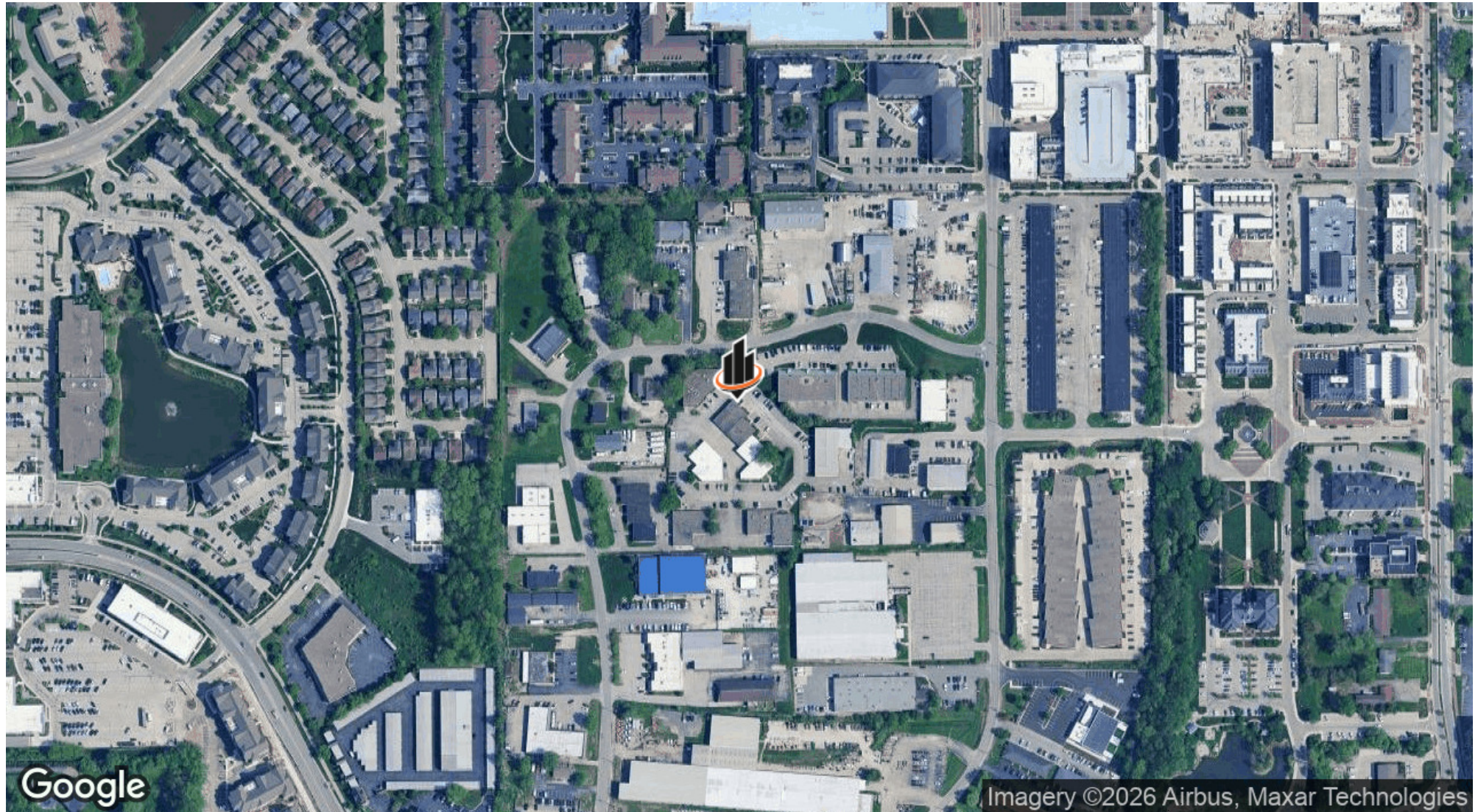
RETAILER MAP



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LOCATION MAP



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