

LEASE

1,750 SF Carmel Flex Industrial Space

1000 3RD AVENUE SOUTHWEST

Carmel, IN 46032

PRESENTED BY:

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

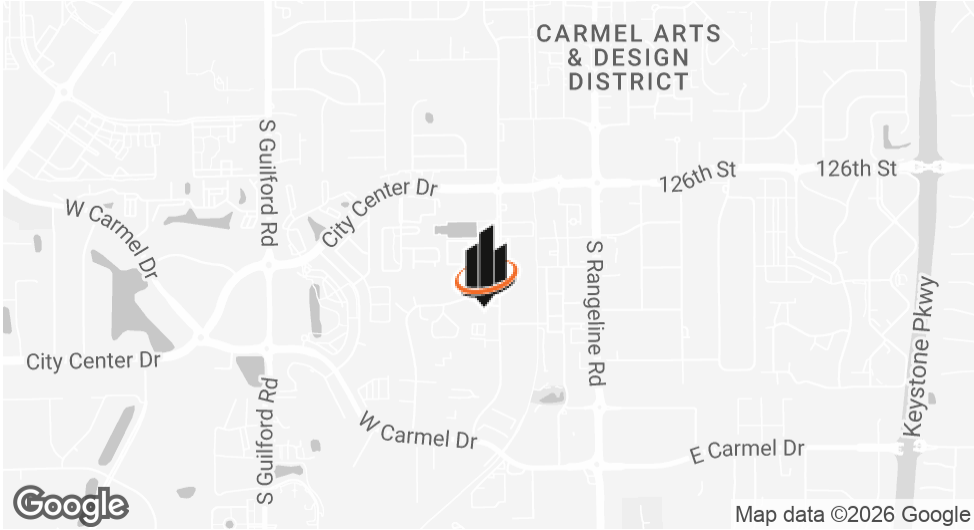
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ALEASHA RIVERS

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IN #RB26000392



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (MG)
AVAILABLE SF:	1,750 SF
ZONING:	I-1



PROPERTY HIGHLIGHTS

- 1,750 SF flex industrial space available for lease
- Reception area, open front room, three private offices, and kitchenette
- Dedicated warehouse space with 10' drive-in door and separate man door
- 25 shared parking spaces and accessible ramp
- Located near Downtown Carmel and Carmel Arts & Design District
- Convenient access to US-31, Keystone Parkway, 116th Street, and Rangeline Road

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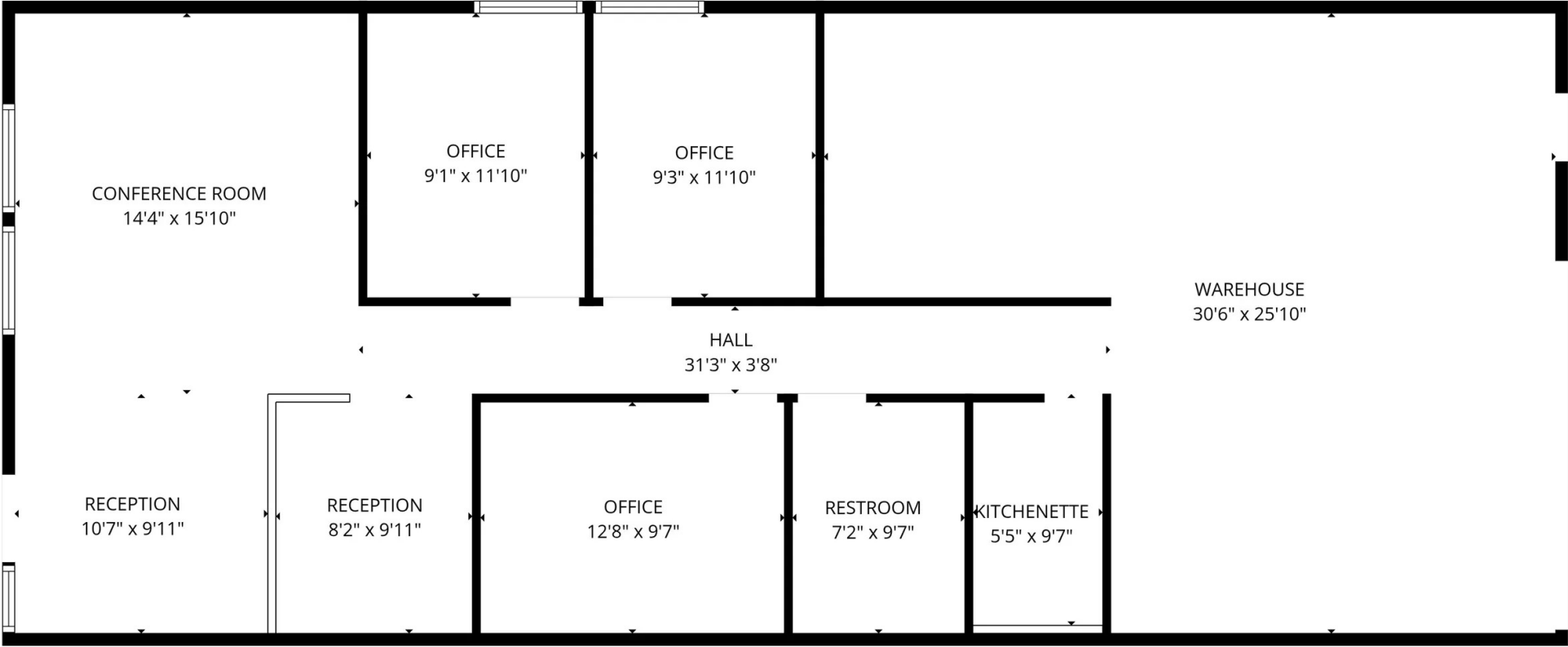
ADDITIONAL PHOTOS



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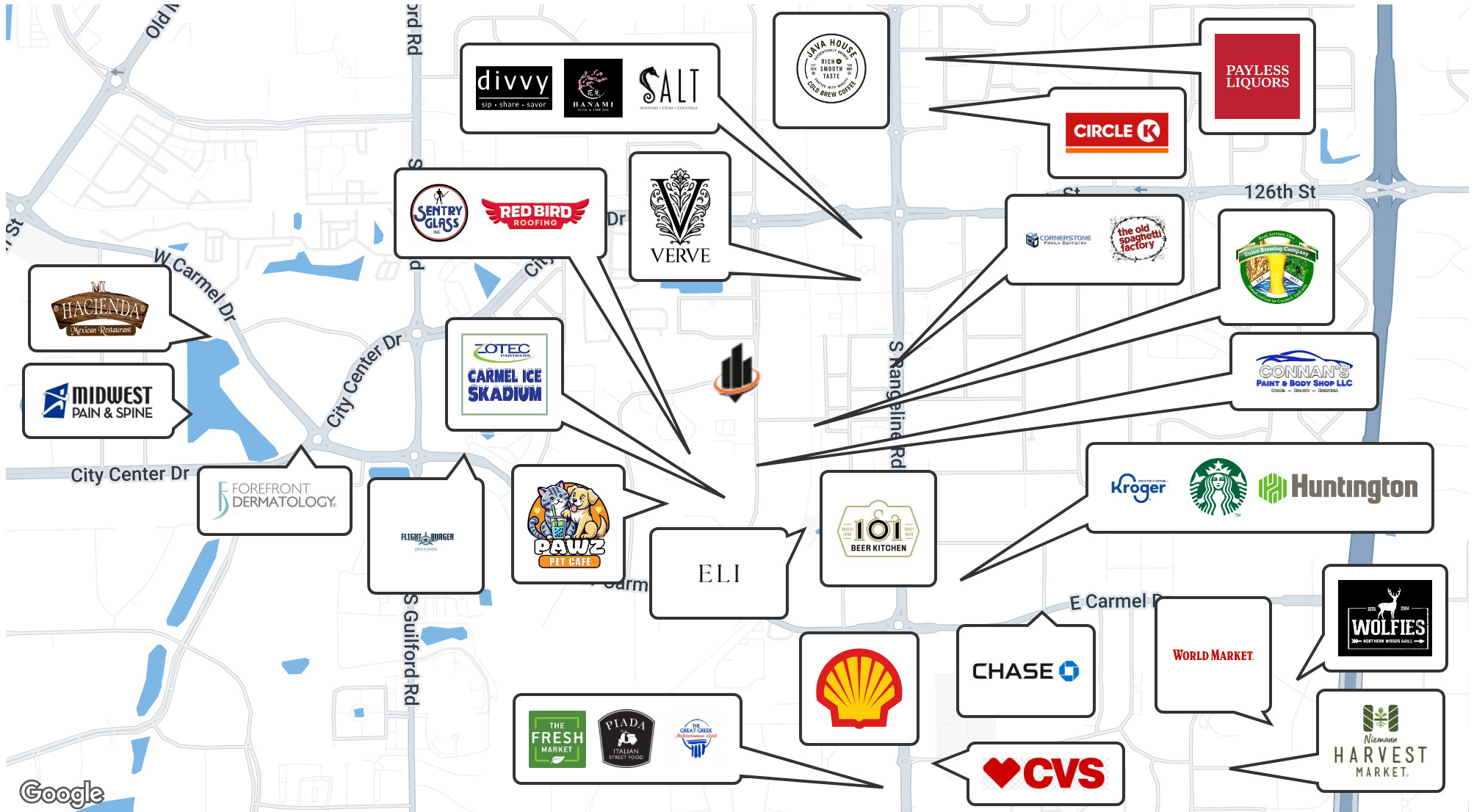
FLOOR PLANS



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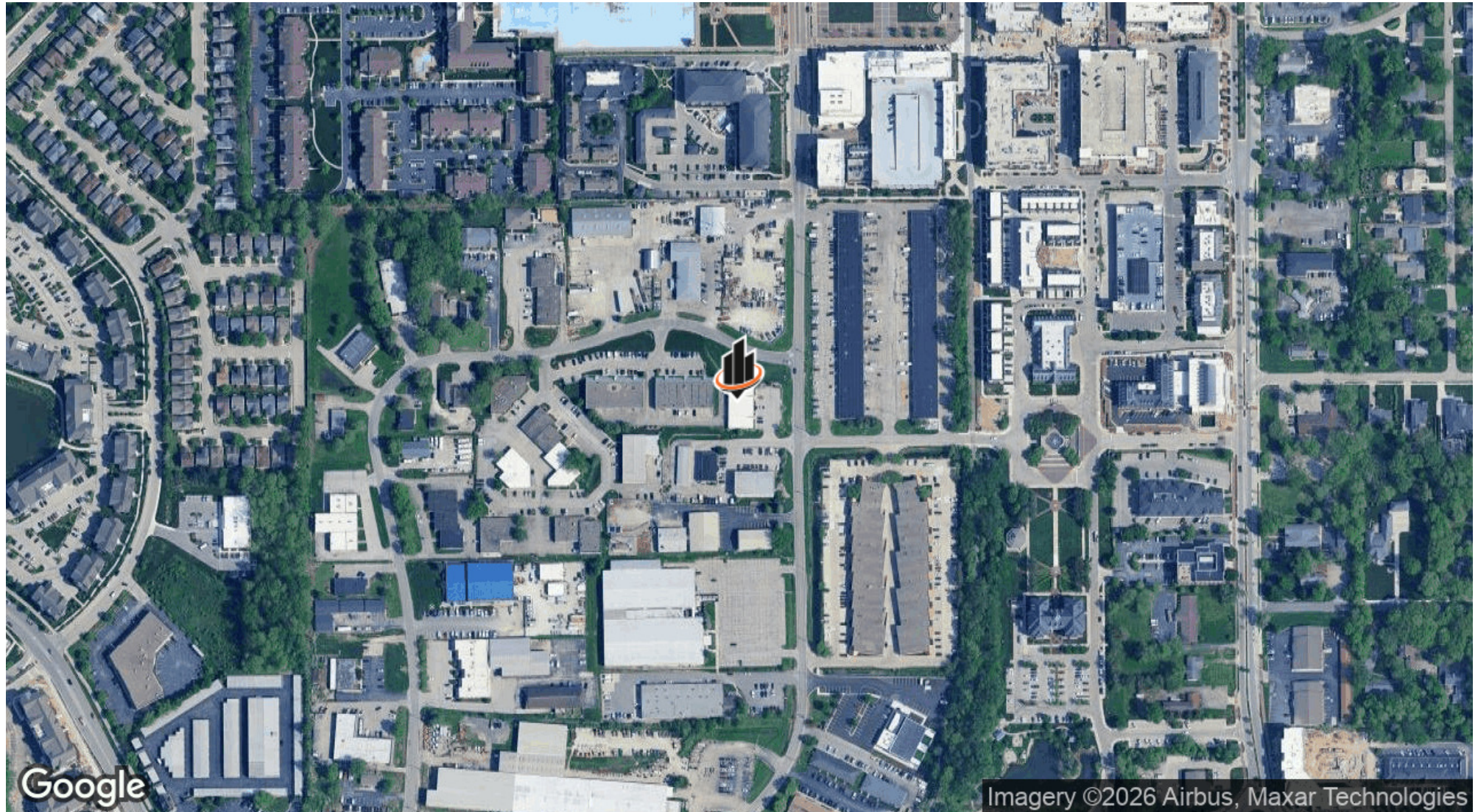
RETAILER MAP



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LOCATION MAP



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