

FOR LEASE CARMEL INDUSTRIAL



9770 MAYFLOWER PARK DR
CARMEL, IN 46032



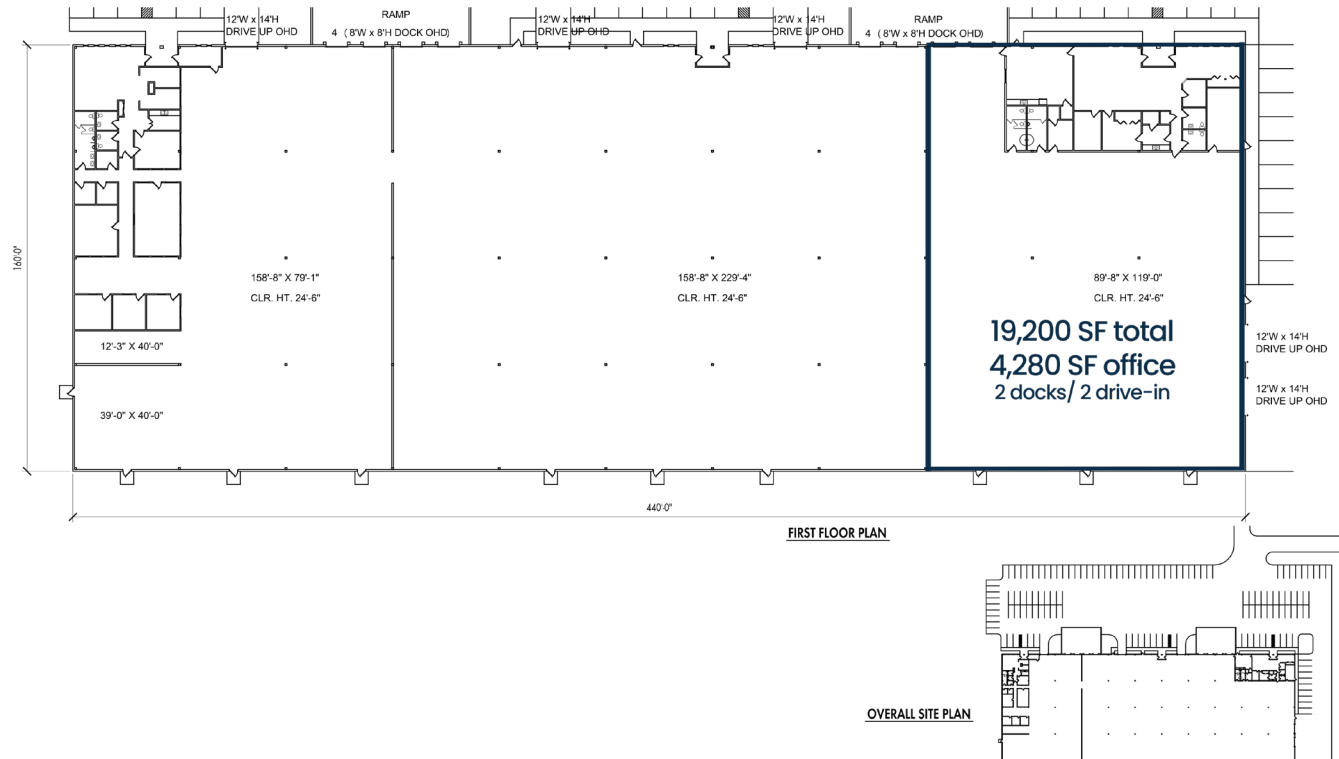
1 SPACE REMAINING

19,200 SF

PROPERTY HIGHLIGHTS:

- ▶ 70,400 SF TOTAL
- ▶ 0.9 MILES TO I-465
- ▶ CLEAR-HEIGHT: 24' 6"
- ▶ 8 DOCKS / 5 DRIVE-IN DOORS
- ▶ SPRINKLER WET
- ▶ SPACE AVAILABLE
 - ▶ **19,200 SF**
 - 4,280 SF OF EXISTING OFFICE
 - 2 DOCKS / 2 DRIVE-INS
- ▶ OVER \$1MM IN CAPEX PLANNED
- ▶ OCCUPANCY: JUNE 2026
- ▶ ASKING RATE
 - ▶ 19,200 SF | \$14.00/SF NNN
- ▶ ESTIMATED 2026 OPEX: \$1.94/SF

FLOORPLAN



CONRAD JACOBS, SIOR

+1 317.219.8070

CONRAD@AFFINITY-CORP.COM

JORDON HODGES

+1 574.849.1357

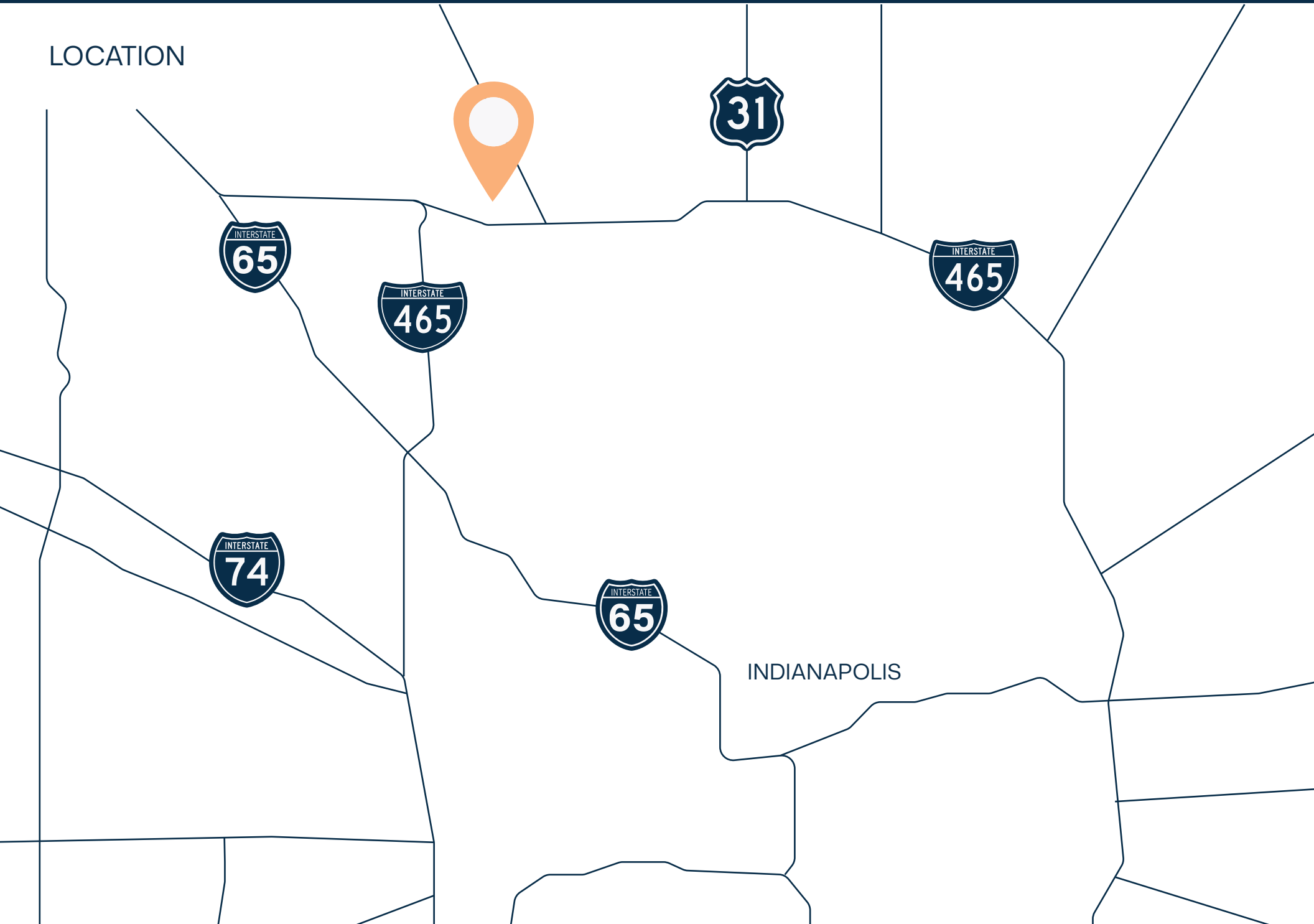
JORDON@AFFINITY-CORP.COM

CHANCE HARMON

+1 702.373.9375

CHANCE@AFFINITY-CORP.COM

LOCATION



LEASING BY



AFFINITY

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OWNED BY



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Our investors are individuals, families, and institutions who share our principles on investing and partnership.

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AFFINITY is a corporate real estate firm headquartered in Indianapolis, focused on brokerage, development, and acquisition of industrial projects. We empower businesses & investors to make informed real estate decisions that drive their growth and success.

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