

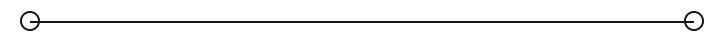


**LEASE**

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

**10540 JESSUP BOULEVARD**

Carmel, IN 46280



**PRESENTED BY:**

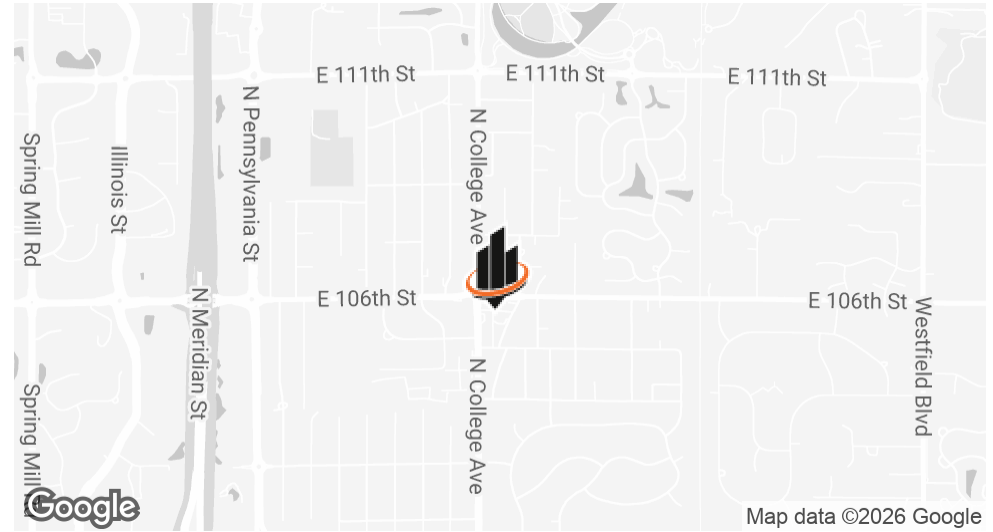
**JESS LAWHEAD, SIOR, CCIM,  
CBI**

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IN #RB14047741

## PROPERTY SUMMARY



## OFFERING SUMMARY

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

## 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

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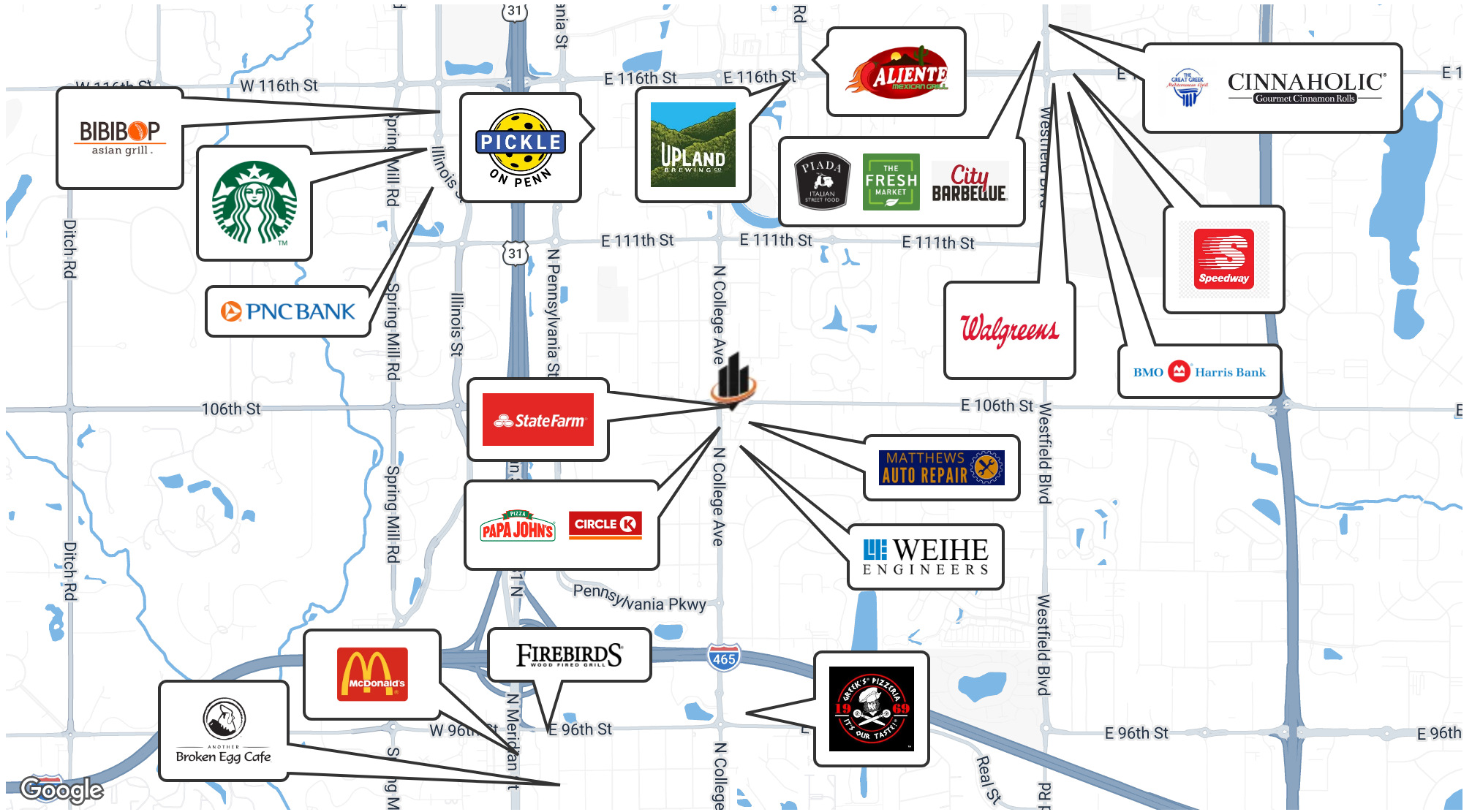
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**ADDITIONAL PHOTOS**



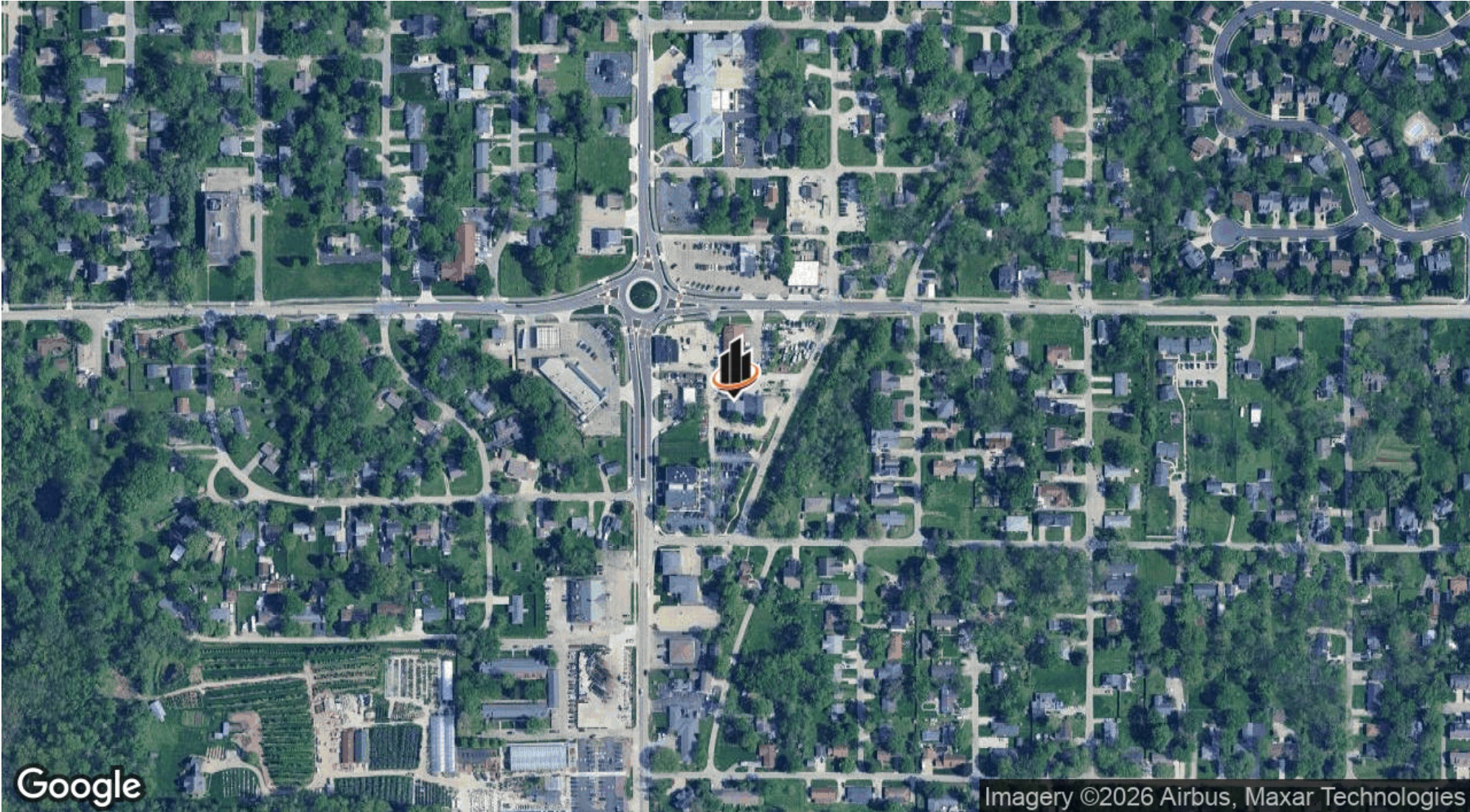
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# RETAILER MAP



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**LOCATION MAP**



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