

**LEASE**

# 3,750 SF Carmel Flex Industrial Space

**1044-1046 SUMMIT DRIVE**

Carmel, IN 46032

**PRESENTED BY:**

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IN #RB14047741



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                      |                 |
|----------------------|-----------------|
| <b>LEASE RATE:</b>   | \$16 SF/yr (MG) |
| <b>AVAILABLE SF:</b> | 3,750 SF        |
| <b>ZONING:</b>       | 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

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## ADDITIONAL PHOTOS



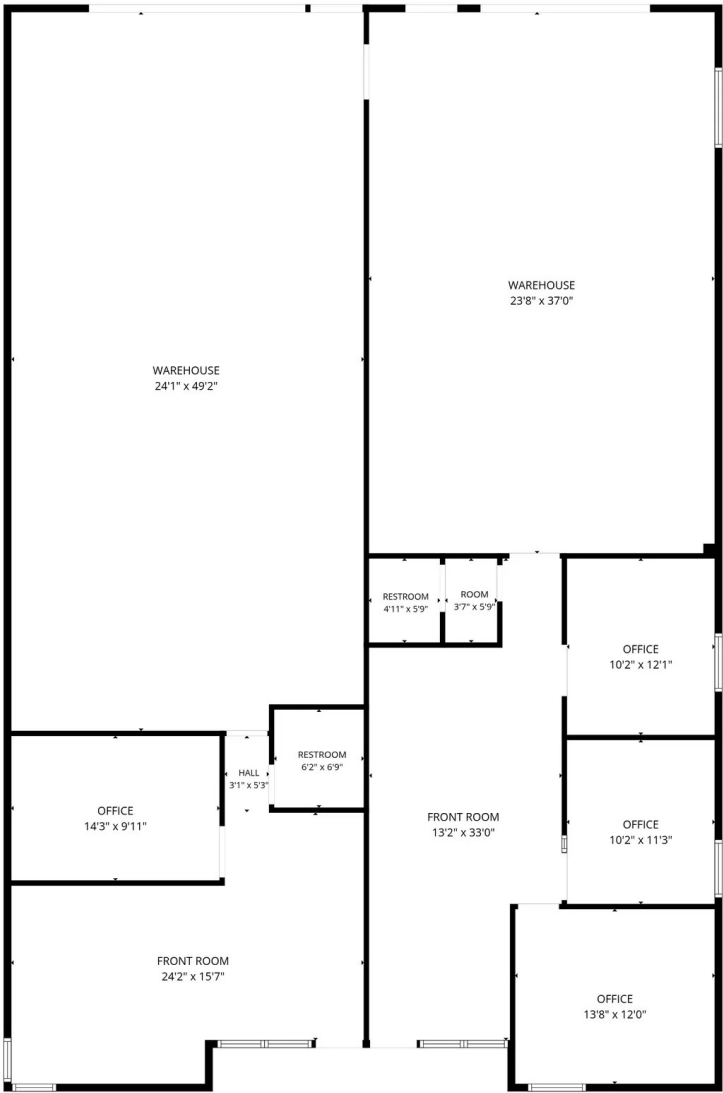
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FLOOR PLANS



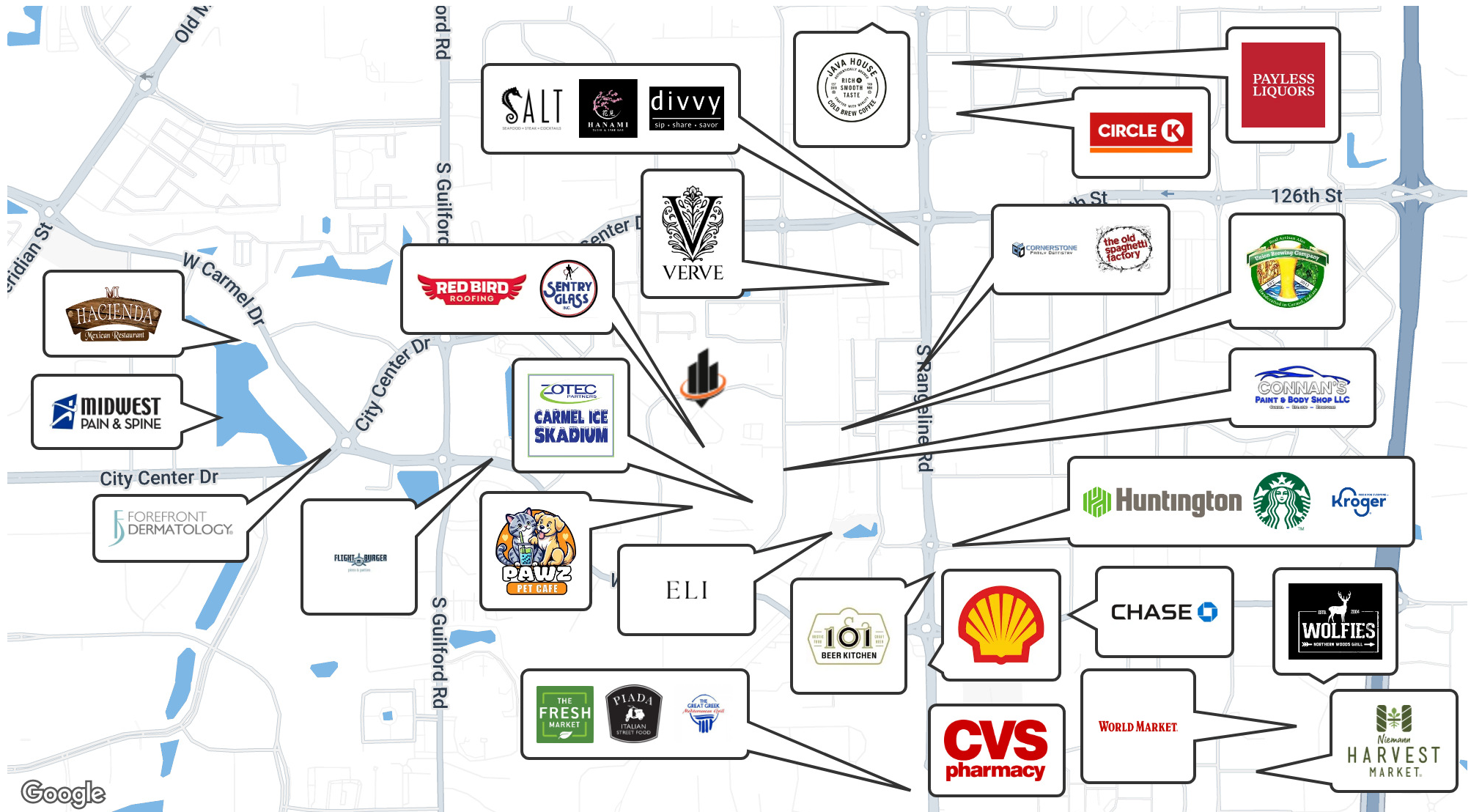
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## RETAILER MAP



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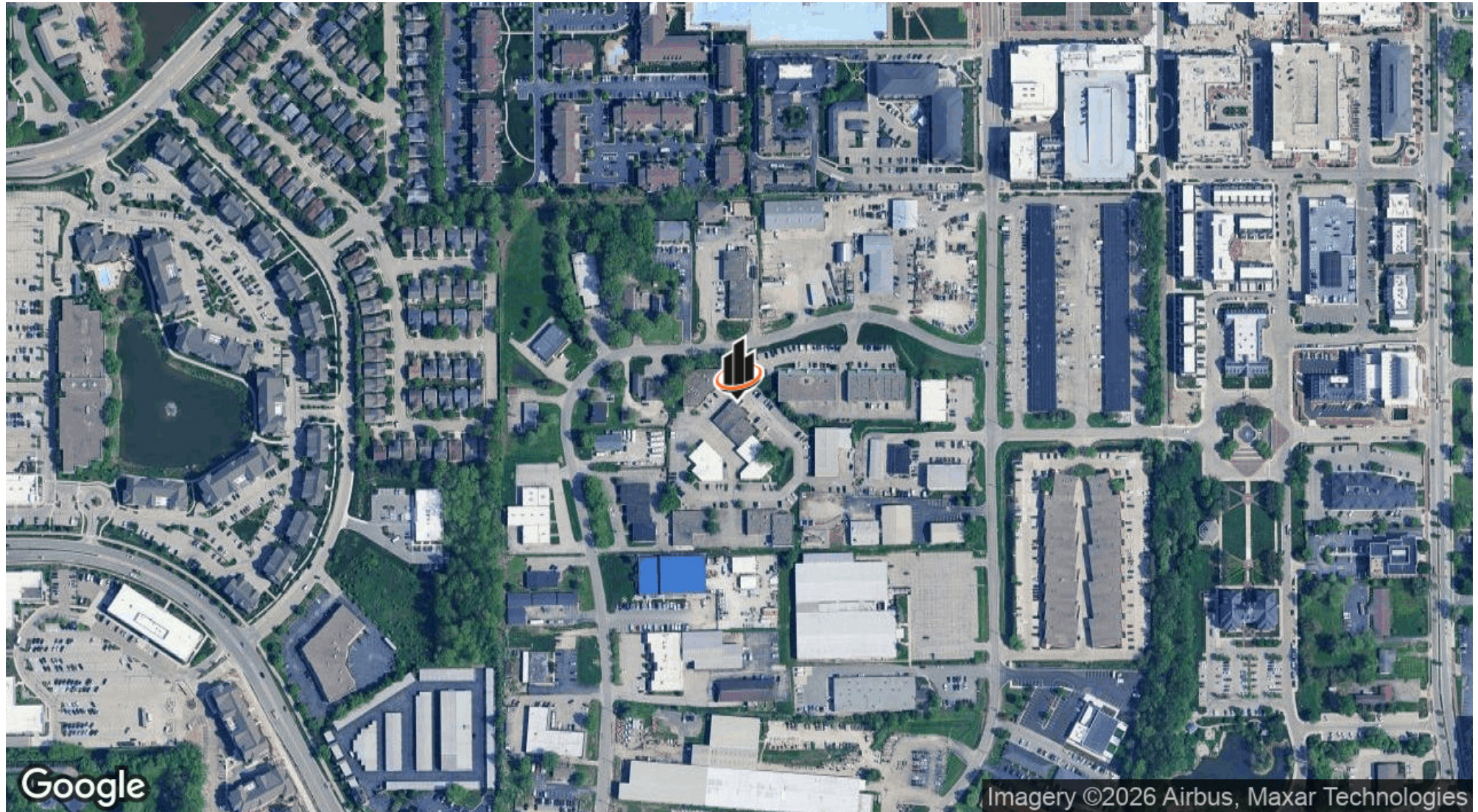
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## LOCATION MAP



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