

**NEW OWNERSHIP!**

**Colliers**

**For Lease**

## Carmel Tech Center Building 1

833 – 887 West Carmel Drive  
Carmel, IN 46032

### Property Highlights

- High image light industrial space with highly sought-after Carmel address
- 57,907 total SF
- Year built: 1987
- 12' clear height
- Grade level drive-in loading
- Wet sprinkler system
- EPDM membrane roof
- Fiber internet service available
- Ample 'at your door' parking for employees and visitors
- Convenient access to US-31 and I-465
- Numerous amenities nearby including retail centers, restaurants, hotels and more
- Minutes from Carmel City Center and the Monon Trail
- Strong demographics and labor pool

**Tyler Wilson** SIOR

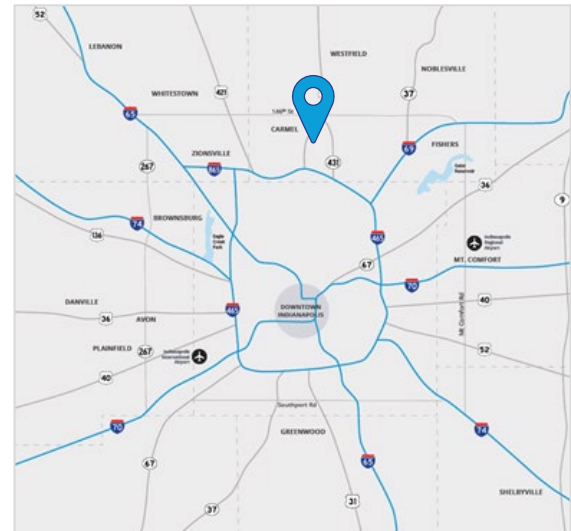
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**Sydney Gabriel**

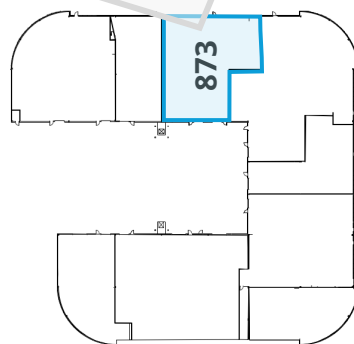
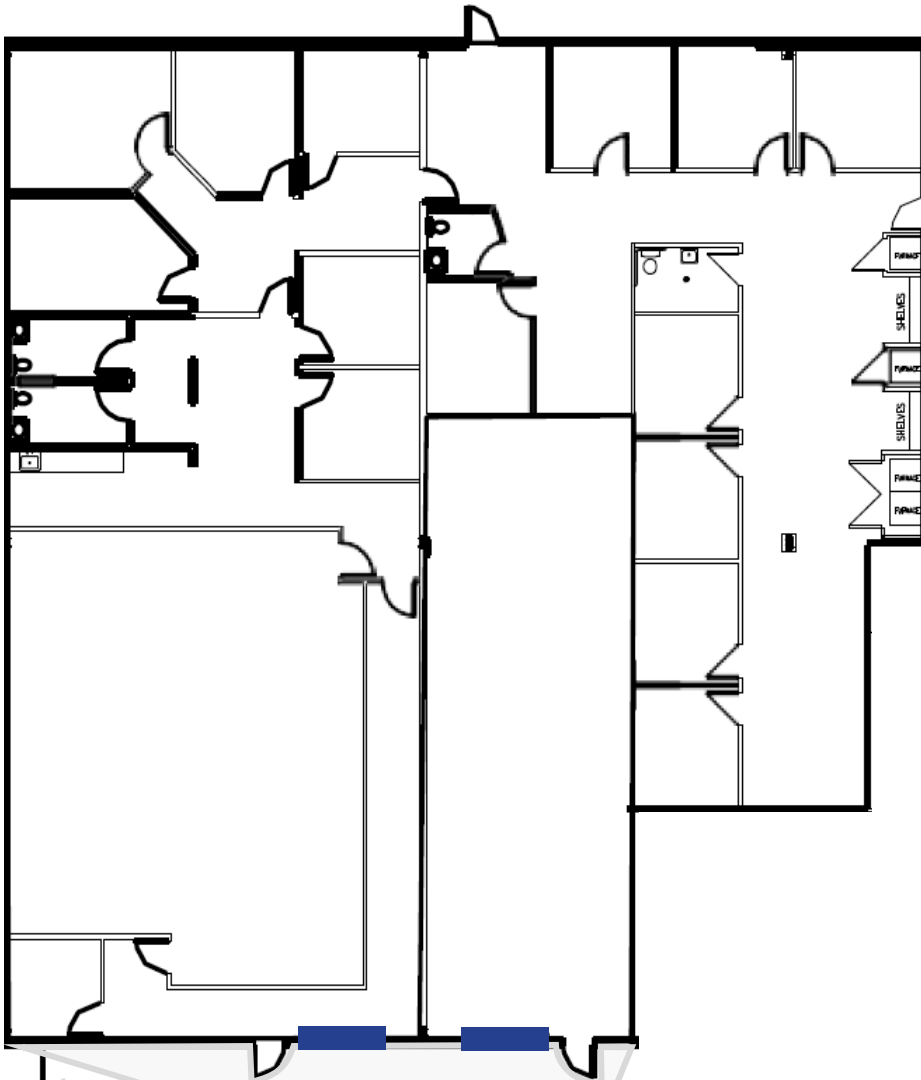
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# Site Plan



 = SUBJECT SUITE

## Suite 873

|              |       |
|--------------|-------|
| Office SF    | 6,000 |
| Warehouse SF | 1,400 |
| Total SF     | 7,400 |

## Suite Specs

- 14' clear height
- (2) drive-in doors
  - (1) 8' x 10'
  - (1) 9' x 10'
- Power:
  - 120/208 v | 400 amps | 3-phase
- Potential for air-conditioned warehouse
- Multiple private offices
- Open area for addtl. offices, cubicles and/or showroom
- Conference room
- (5) restrooms
- Windows providing ample natural daylight