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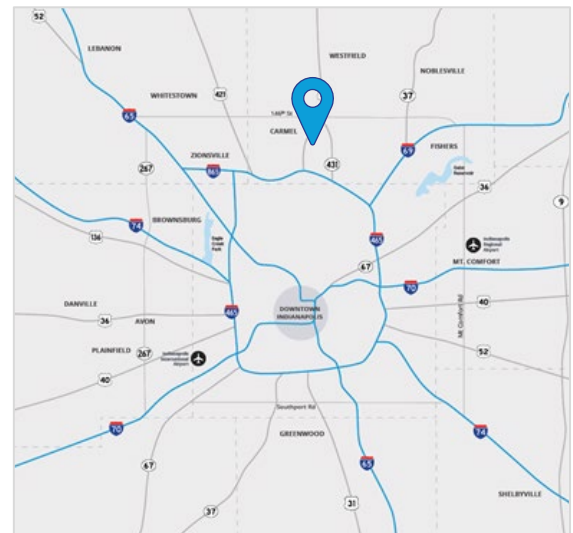
For Lease

Carmel Tech Center Building 3

12202 – 12292 Hancock Street
Carmel, IN 46032

Property Highlights

- High image light industrial space with highly sought-after Carmel address
- 76,735 total SF
- 16' – 18' clear height
- Dock and 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



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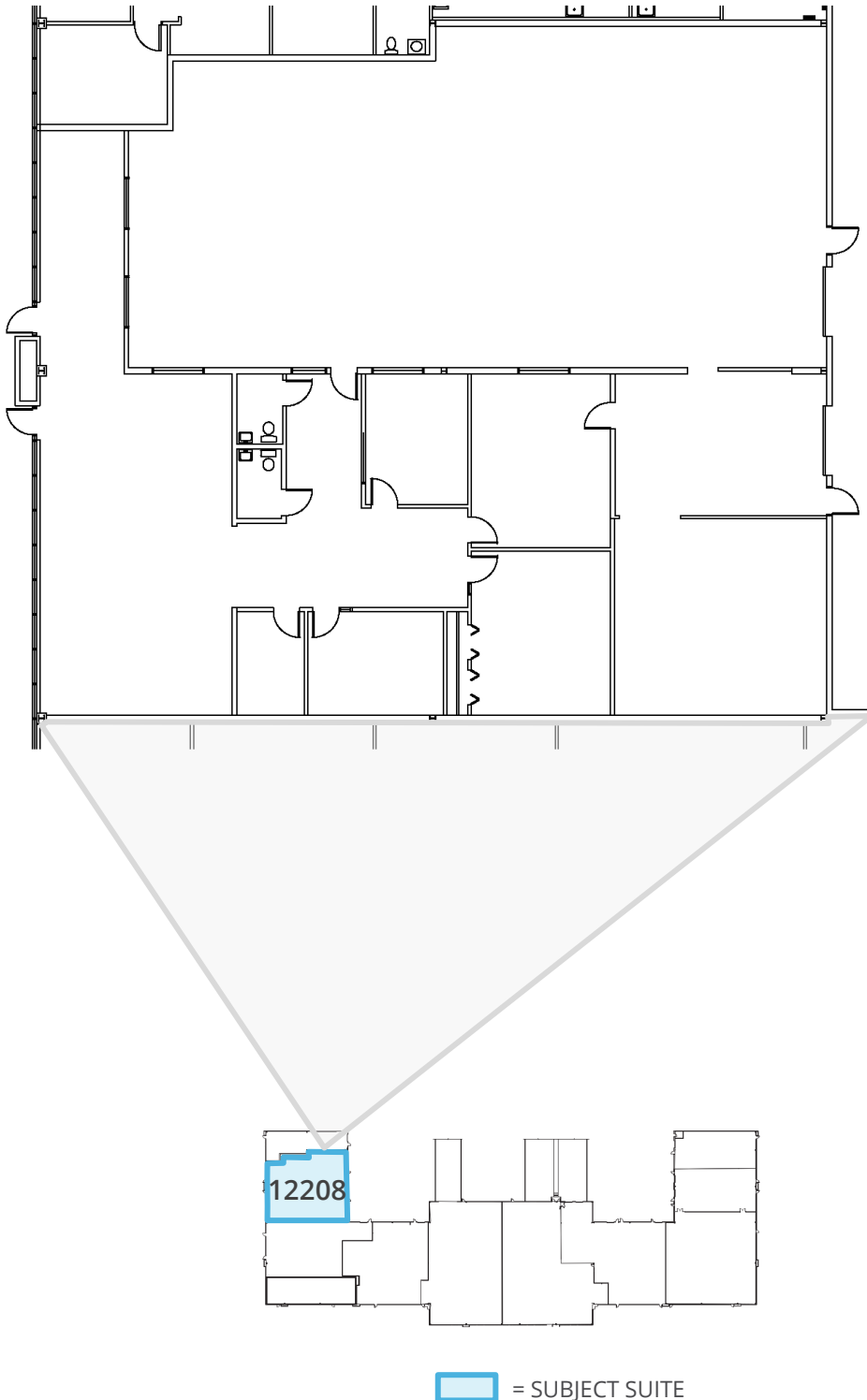
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Suite 12208 Photos



Site Plan



Suite 12208

Office SF	±4,000
Warehouse SF	3,062
Total SF	7,062

Suite Specs

- 16' – 18' clear height
- (2) 8' x 10' drive-in doors
- Power:
120/208 volt | 200 amp | 3-phase
- Utility sink in warehouse
- Private offices
- Open area for additional offices, cubicles and/or showroom
- Conference room
- Breakroom with kitchenette
- Windows providing plenty of natural light