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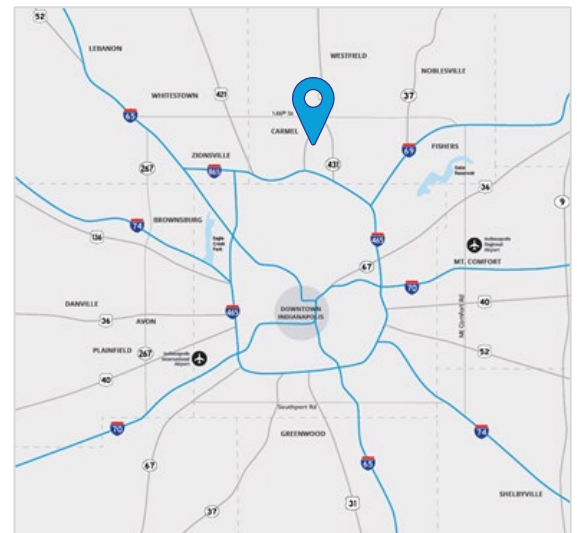
**For Lease**

## Carmel Tech Center Building 3

12202 – 12292 Hancock Street  
Carmel, IN 46032

### Property Highlights

- 76,735 total SF
- 14' – 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

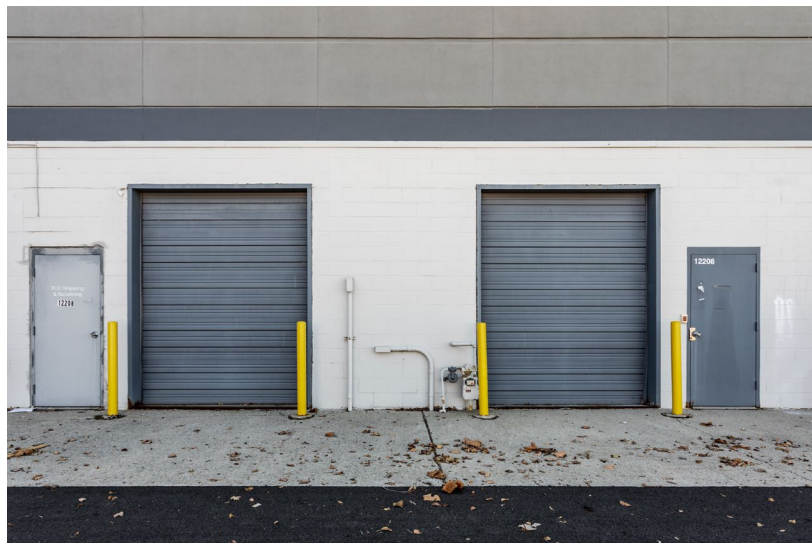


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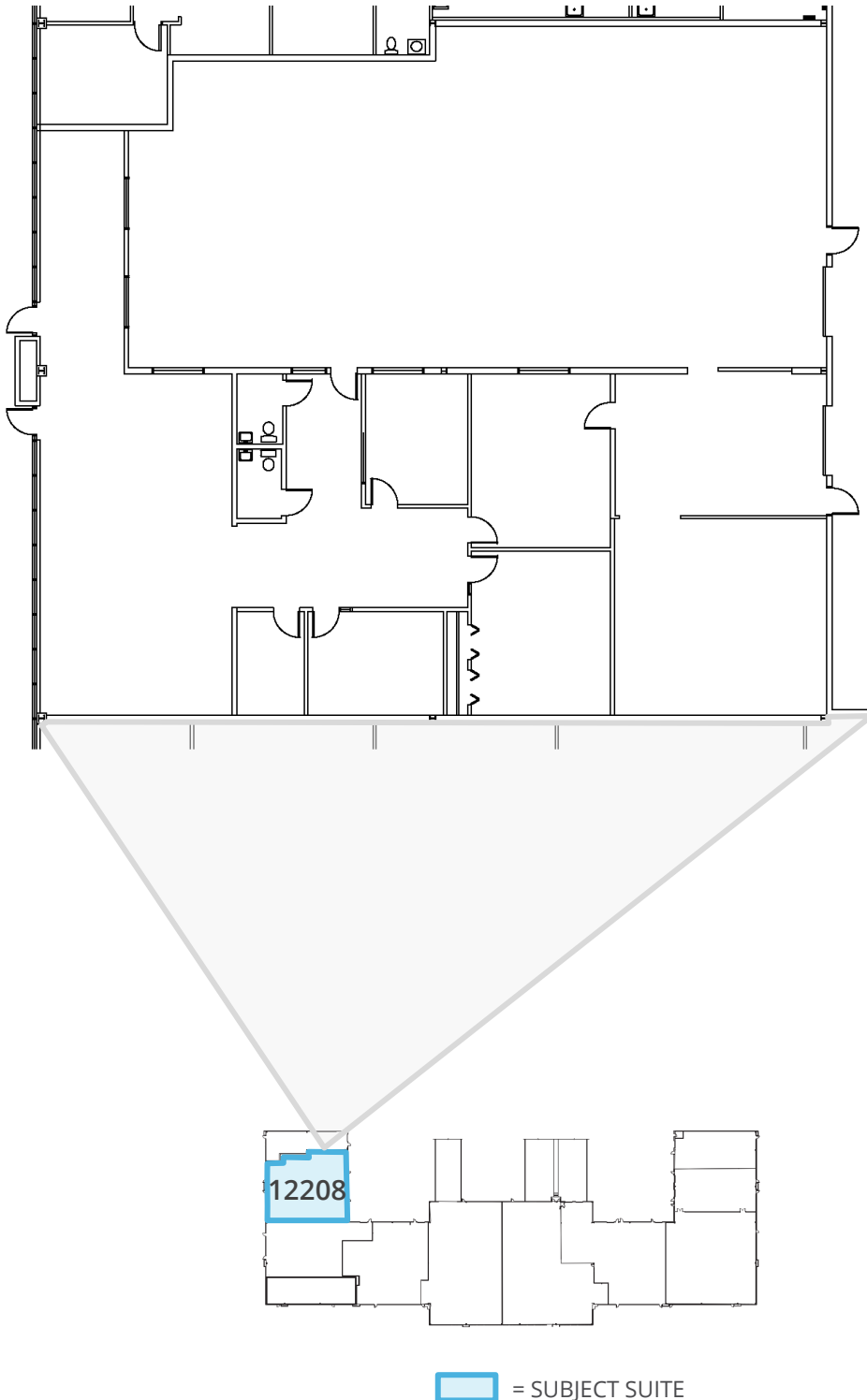
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# Suite 12208 Photos



# Site Plan



## Suite 12208

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

## Suite Specs

- 14' clear height in warehouse
- (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