

NEW OWNERSHIP!

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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

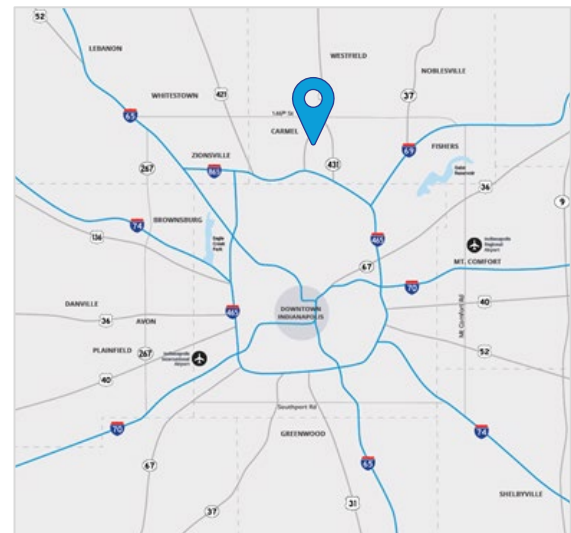
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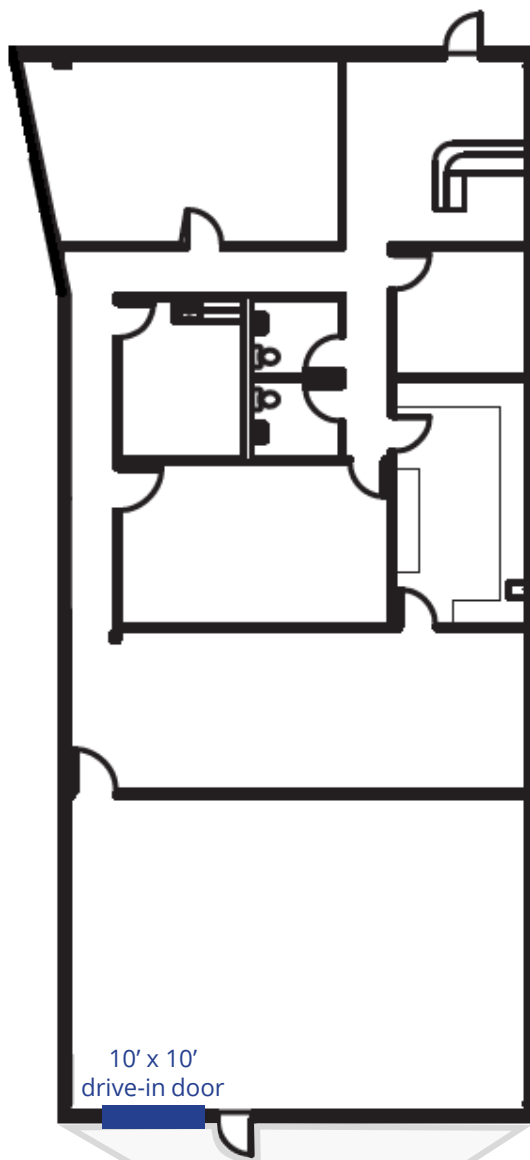
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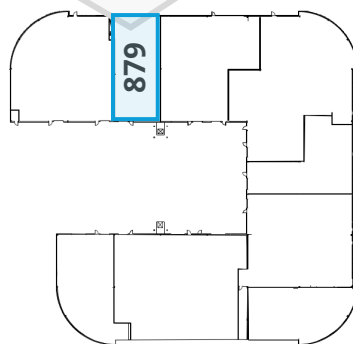


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Site Plan



10' x 10'
drive-in door



 = SUBJECT SUITE

Suite 879

Office SF	±2,536
Warehouse SF	±1,250
Total SF	3,786

Suite Specs

- 12' clear height
- (1) 10' x 10' drive-in door
- Power:
 - 120/208 v | 200 amps | 3-phase
- Large conference room
- Breakroom / kitchenette
- Dual office restrooms
- Glass lined office providing natural light
- High-end finishes throughout