

NEW OWNERSHIP!

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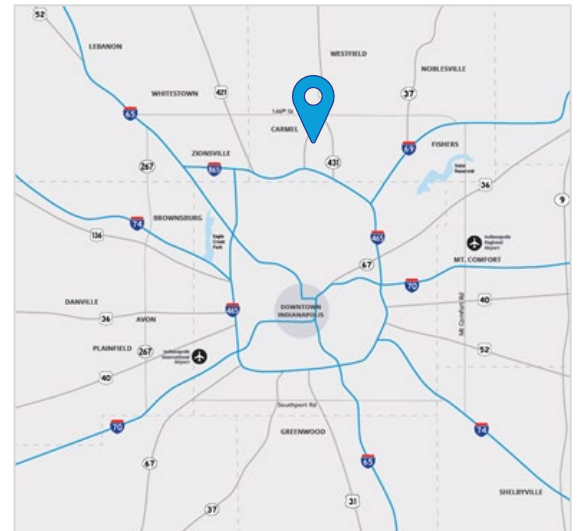
For Lease

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

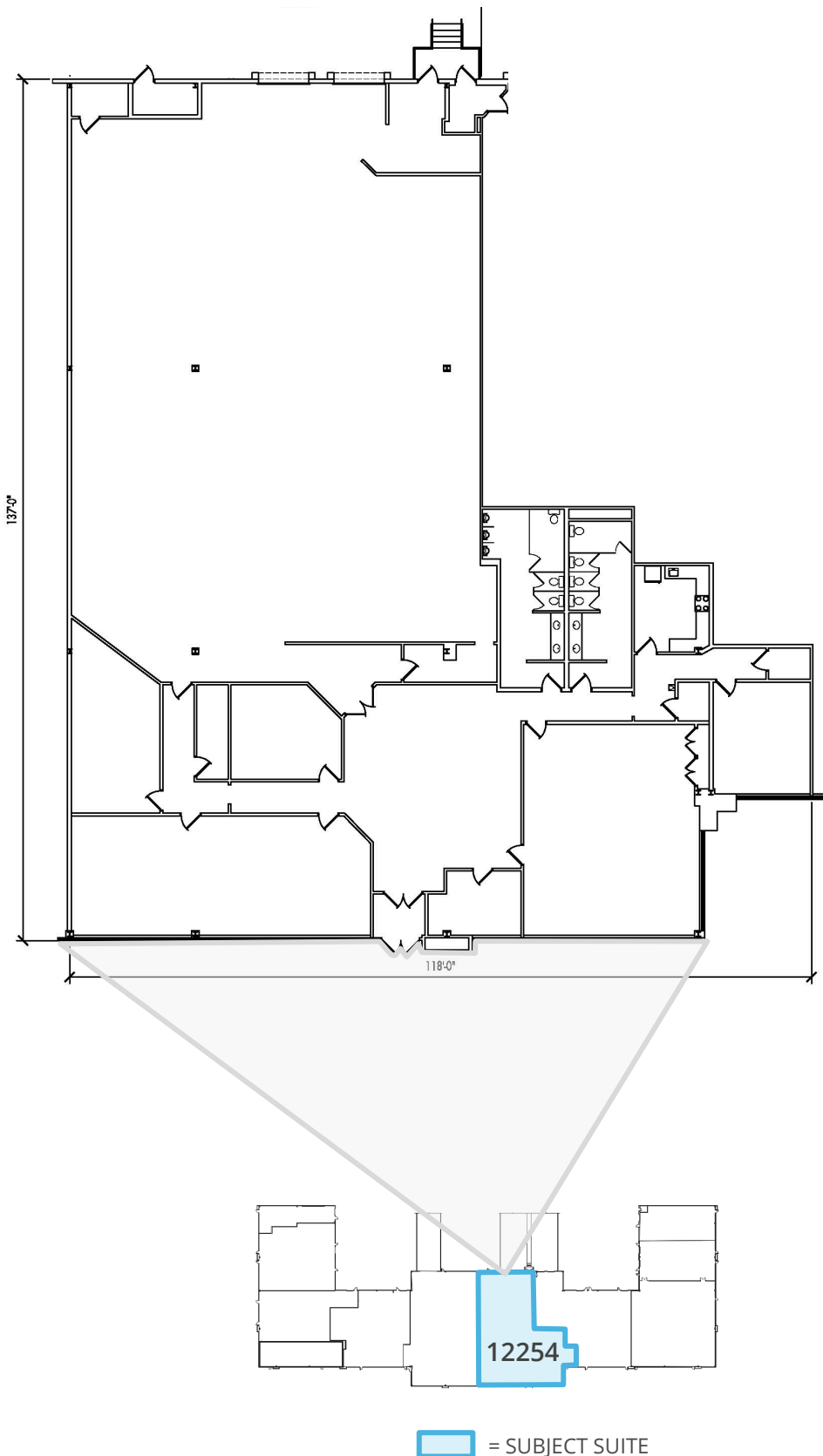


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Site Plan



Suite 12254

Office SF	5,460
Warehouse SF	6,190
Total SF	11,650

Suite Specs

- 18' clear height
- (2) loading docks
- Potential for air-conditioned warehouse
- Multiple private offices
- Large training & conference rooms
- Breakroom with kitchenette
- Large restrooms