



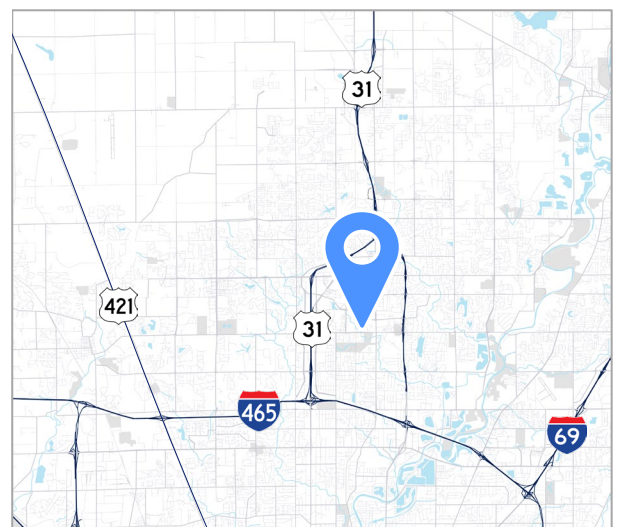
FOR LEASE

1000 E 116th St

Carmel, IN 46032

Infill Industrial Space in Hamilton County

- Total Building SF: 95,552 SF
- Available SF: ±68,750 SF
- Dock and drive-in loading
- Available Q4 2026
- Flexible lease terms may be considered
- Racking can be made available
- Industrial zoning allowing for light manufacturing & assembly
- 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
- Asking Rate: \$11.95/SF Modified Gross (inclusive of NNN + OpEx + Utilities, tenant to pay for trash and janitorial)



Billy Powers SIOR

+1 317 713 2169

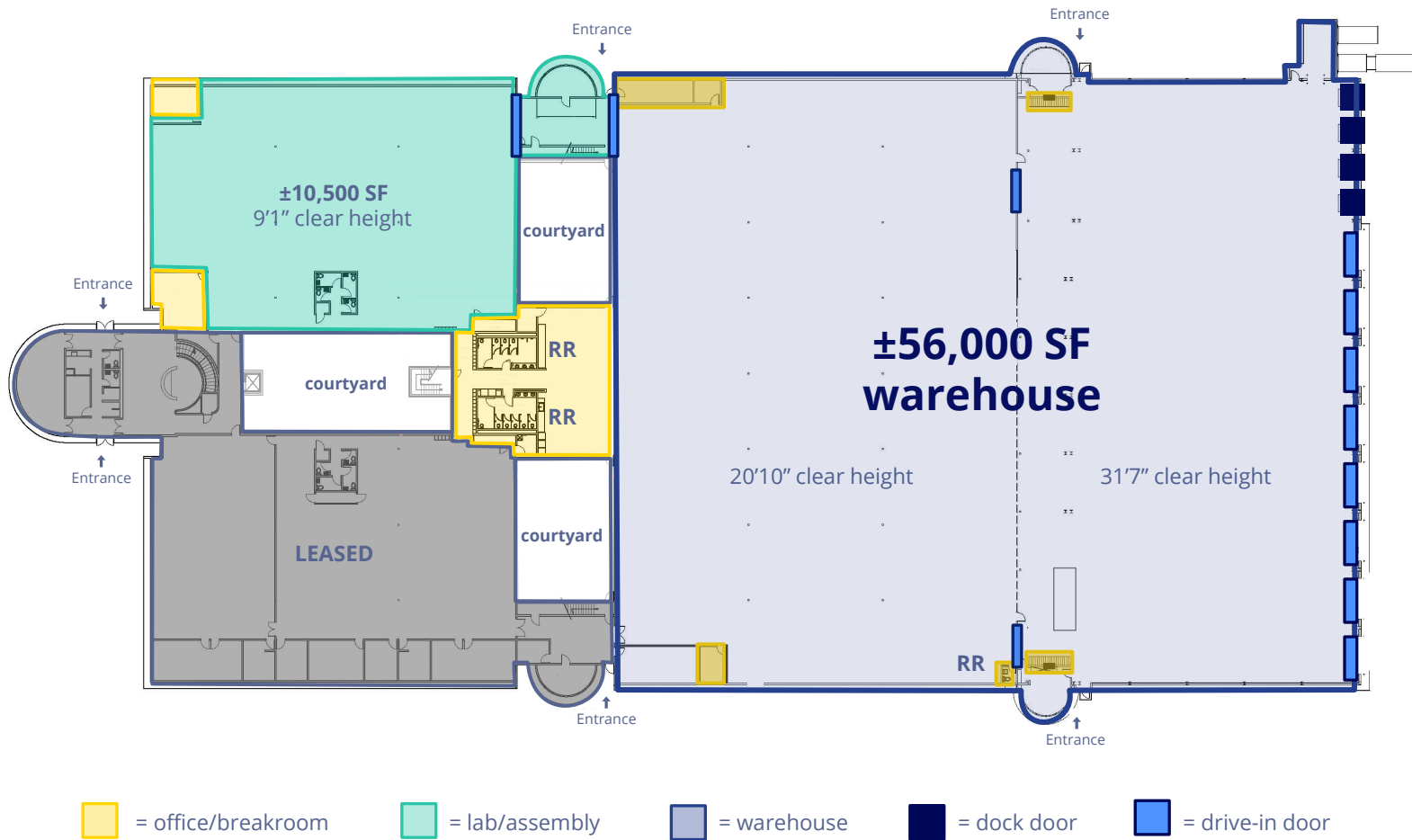
billy.powers@colliers.com

Tyler Wilson SIOR

+1 317 713 2137

tyler.wilson@colliers.com

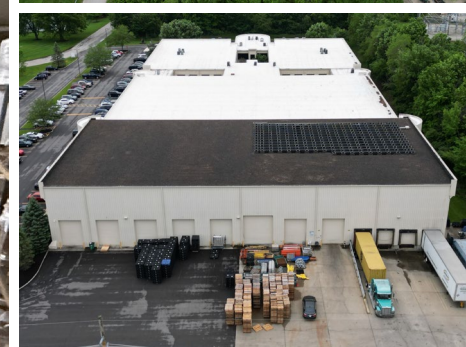
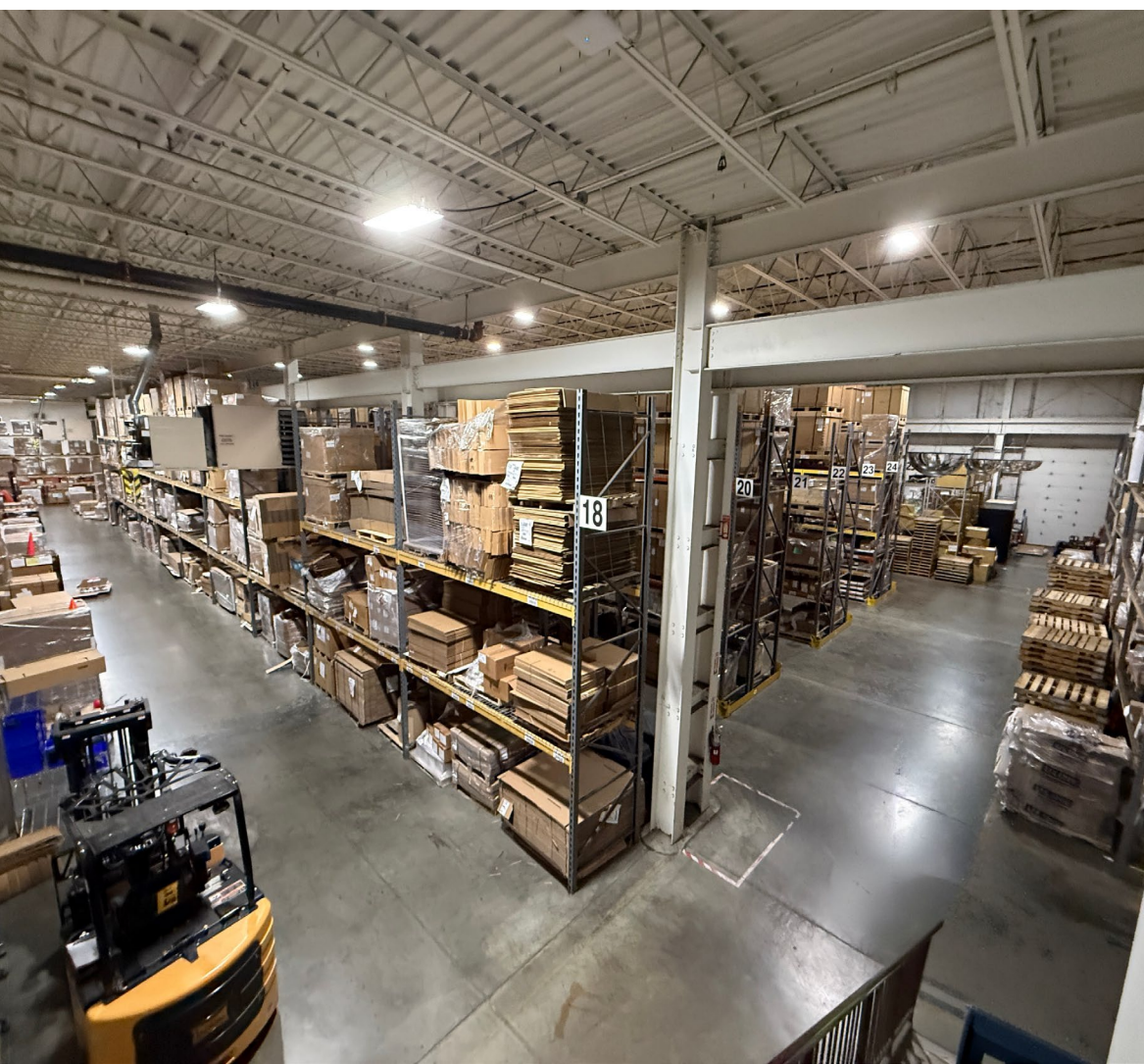
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AVAILABLE SPACE SPECS

Available Area	±68,750 SF
Office & Breakroom	±2,250 SF
Lab/Assembly Space	±10,500 SF
Warehouse Space	±56,000 SF
Clear Height	9'1" – 31' 7" (varies)
Dock Equipment	(4) dock doors (2) external docks
Drive-in Doors	(7) 12' x 16' drive-ins (1) 12' x 18' drive-in
Year Built	1996
Car Parking	±230 spaces
Power	120/208 volt 2400 amps 3-phase







The Bridges

- BIBIBOP Asian Grill
- CVS
- GetGo Café + Market
- Great Clips
- Jimmy John's
- Los Arroyos
- Market District
- McDonald's
- Potbelly Sandwich Shop
- Prime IV Hydration & Wellness
- Regions Bank
- Tropical Smoothie Cafe

Corporate Neighbors

- Allegion (Ingersoll Rand)
- Baker Hill
- Blue & Co., LLC
- Capital Group
- CNO Financial Group
- Delta Faucet
- Liberty Mutual Insurance
- Merchant's Bank of Indiana
- MISO Energy
- NextGear Capital
- OPENLANE
- Renaissance North
- Zotec Partners

CITY OF CARMEL – AWARDS & RECOGNITIONS

- #1 Best Place to Move to in the Midwest, *Consumer Affairs*
- #1 Best Place to Live in Indiana, *Niche*
- #1 Best Place to Raise a Family in Indiana, *Niche*
- #1 Place with the Best Public Schools in Indiana, *Niche*
- #1 Best Medium-Sized City, *U.S. News and World Report*
- #1 Best Small City in America, *WalletHub*
- #1 Best Overall Program, *Sister Cities International*
- #1 Best Suburb to Live in America, *Niche*
- #1 Best Place to Live in U.S., *Livability's*
- #1 Holiday Market in the USA, *USA Today*

- #1 Most Affordable Safe Suburb, *Smart Asset*
- #1 Best City in Indiana to Live and Visit, *Touropia*
- #1 Best Place to Retire in the U.S., *Money*
- #1 Most Caring City in Indiana, *Insurify Insights*
- #1 Safest Midsize City in America, *AdvisorSmith*
- #1 Best City for Fit Lifestyle in Indiana, *BarBend*
- #1 Residents Most Financially Prepared For Retirement, *LendEdu*
- #1 Place to Launch a Career, *Money Magazine*
- #1 Best City for Veterans, *Military Times*

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