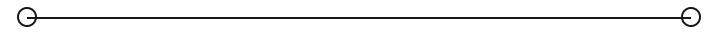


FOR LEASE

468 Gradle Dr

SUITES 100-120

Carmel, IN 46032



PRESENTED BY:

JESS LAWHEAD, CCIM

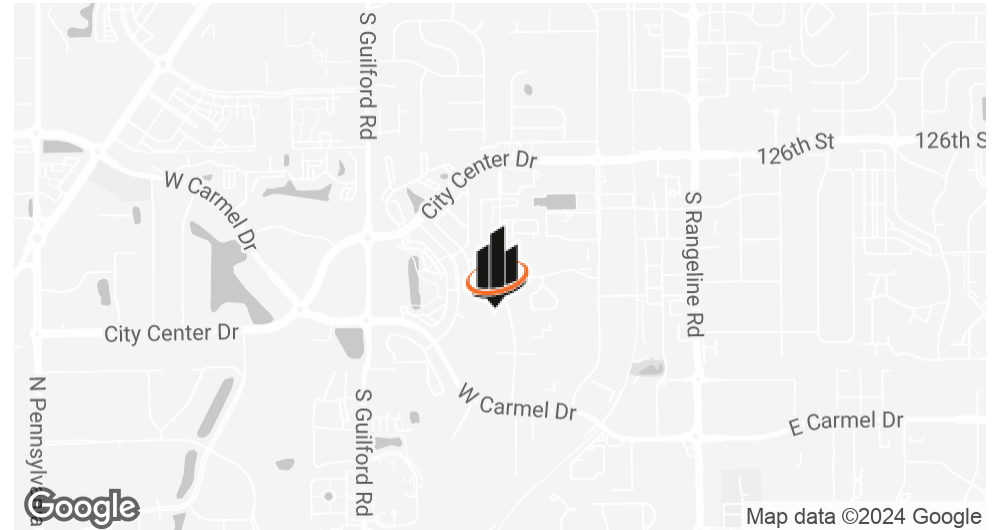
O: 317.843.8448

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
AVAILABLE SF:	3,492 - 5,532 SF
LOT SIZE:	47,784 SF
BUILDING SIZE:	12,542 SF

JESS LAWHEAD, CCIM

O: 317.843.8448

jess.lawhead@svn.com

IN #RB14047741

468 GRADLE DR | Carmel, IN 46032

PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present this great industrial flex space for lease. With 3 suites and a central Carmel location, this property can serve many uses.

PROPERTY HIGHLIGHTS

- Ample Parking
- Heat/AC for Each Unit
- Central Carmel Location
- Industrial Flex Space
- 2 Garage Doors

PLANS

LEGEND

Available



LEASE INFORMATION

LEASE TYPE: MG

LEASE TERM: Negotiable

TOTAL SPACE: 3,492 - 5,532 SF

LEASE RATE: \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	3,492 SF	Modified Gross	\$15.00 SF/yr	-
Suite 110	Available	5,532 SF	Modified Gross	\$15.00 SF/yr	-
Suite 120	Available	3,500 SF	Modified Gross	\$15.00 SF/yr	-

JESS LAWHEAD, CCIM

O: 317.843.8448

jess.lawhead@svn.com

IN #RB14047741

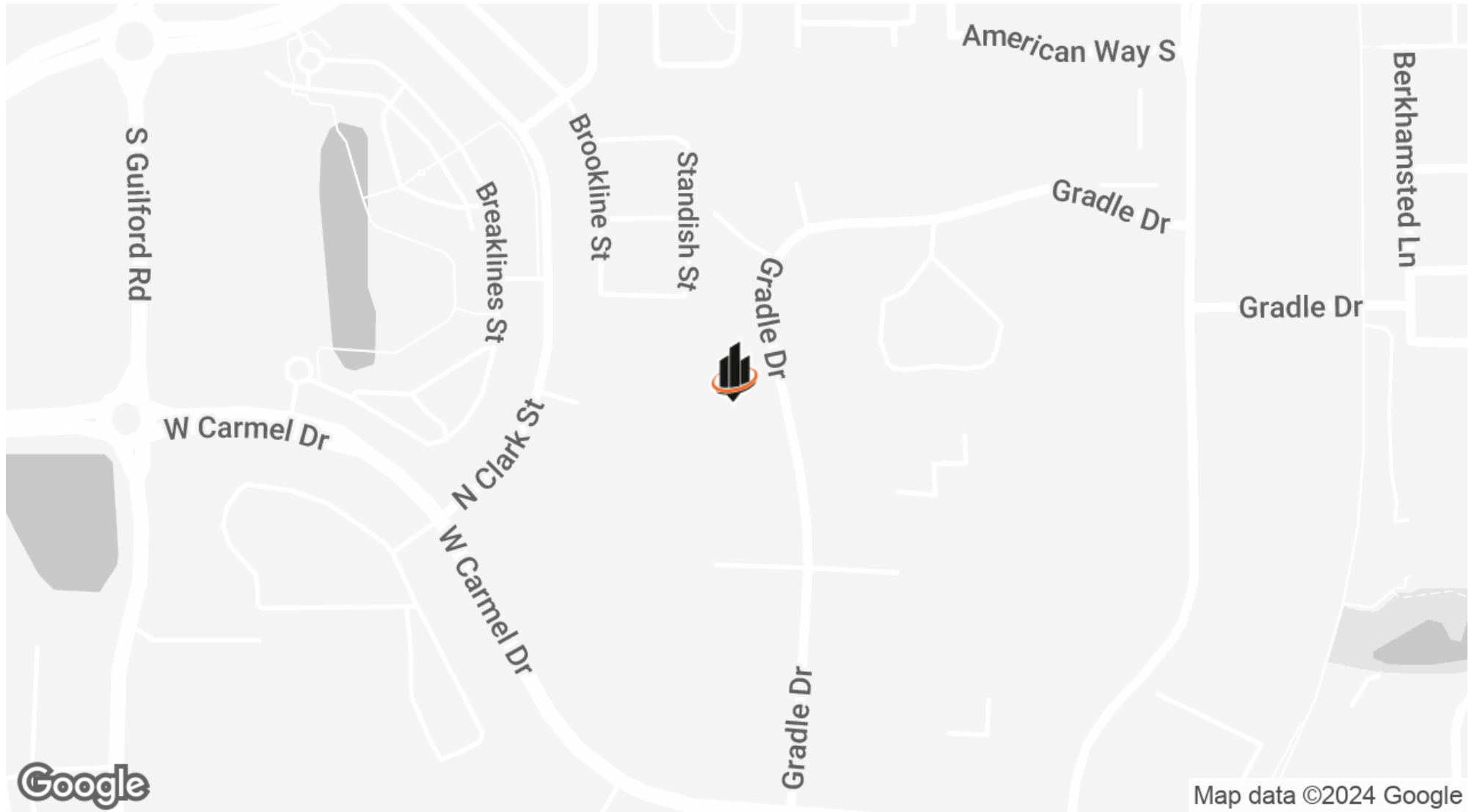
ADDITIONAL PHOTOS



JESS LAWHEAD, CCIM
O: 317.843.8448
jess.lawhead@svn.com
IN #RB14047741

468 GRADLE DR | Carmel, IN 46032

LOCATION MAP



JESS LAWHEAD, CCIM

O: 317.843.8448

jess.lawhead@svn.com

IN #RB14047741

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

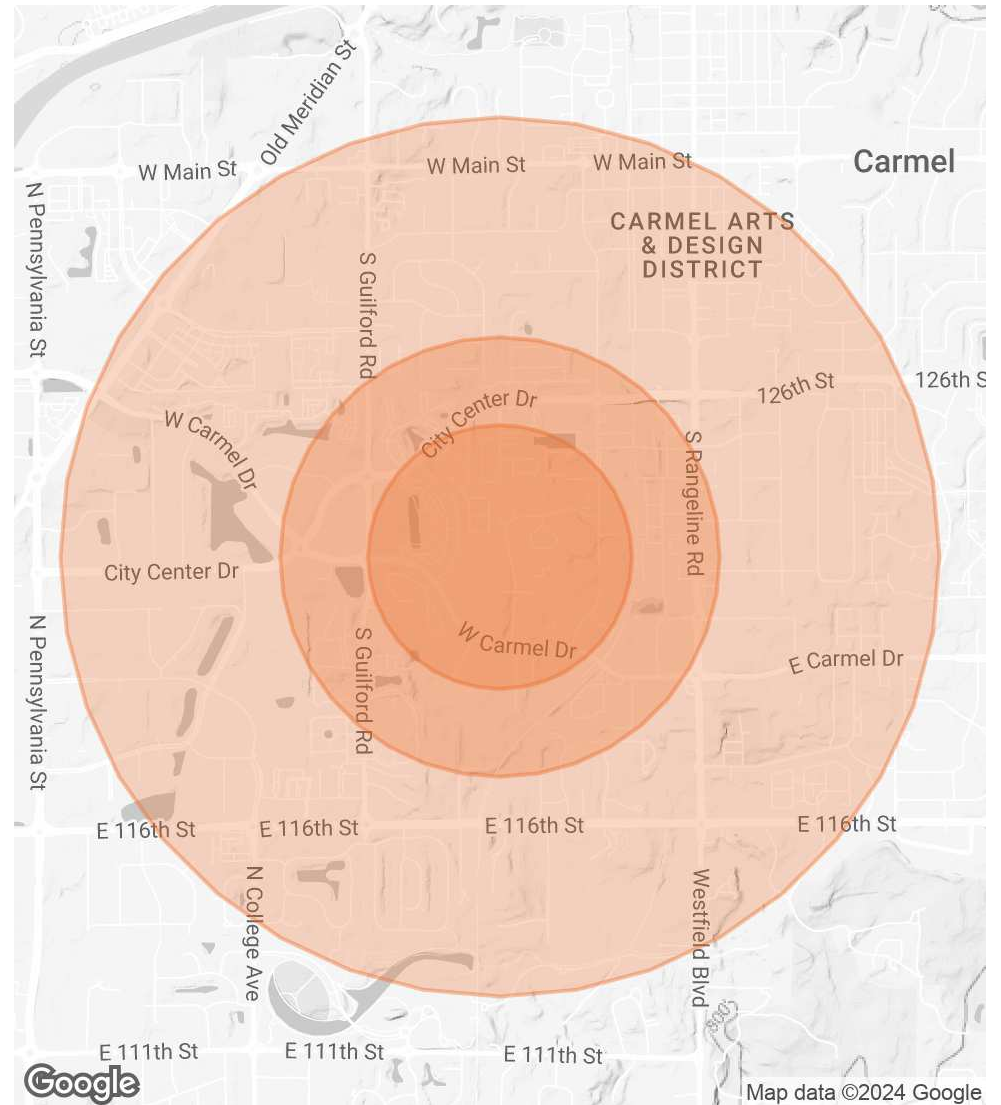
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	935	3,089	10,336
AVERAGE AGE	46	45	42
AVERAGE AGE (MALE)	43	42	40
AVERAGE AGE (FEMALE)	48	48	44

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	490	1,647	5,249
# OF PERSONS PER HH	1.9	1.9	2
AVERAGE HH INCOME	\$103,708	\$101,914	\$101,212
AVERAGE HOUSE VALUE	\$512,060	\$453,819	\$476,695

Demographics data derived from AlphaMap



JESS LAWHEAD, CCIM

O: 317.843.8448

jess.lawhead@svn.com

IN #RB14047741