

LEASE

1,500 SF Flex-Industrial Space

439 GRADLE DRIVE

Carmel, IN 46032

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

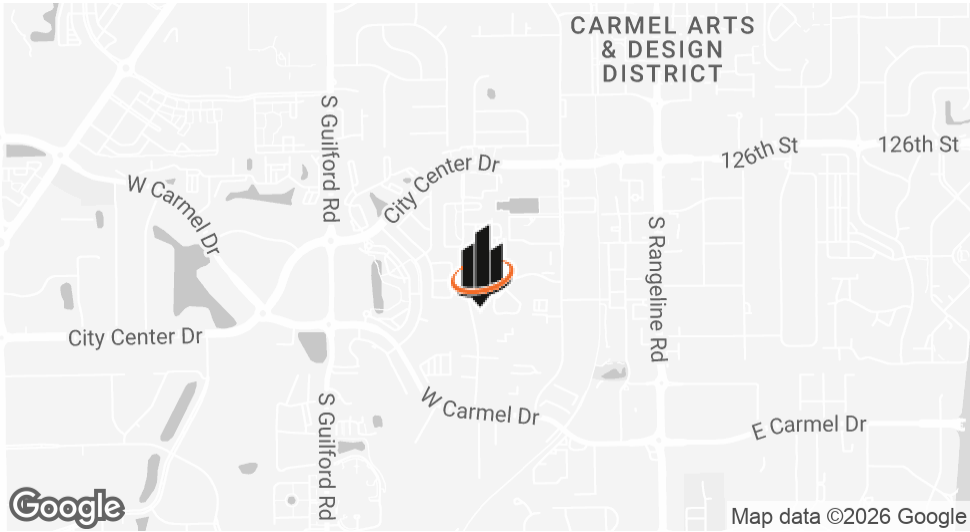
O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (MG)
AVAILABLE SF:	1,500 SF
LOT SIZE:	0.7 Acres
BUILDING SIZE:	6,630 SF

JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

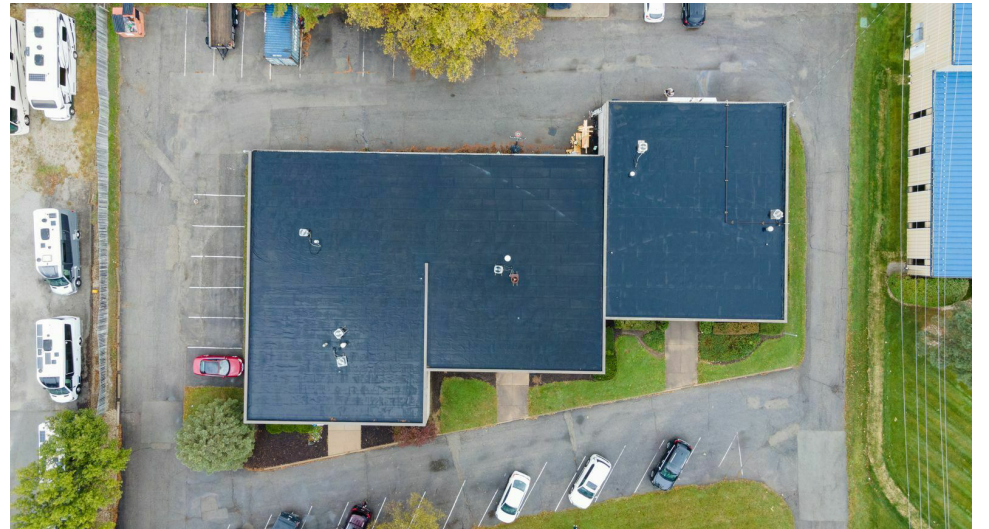
PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present this flex-industrial space for lease. The property offers adaptable flex space suitable for a variety of uses, including light manufacturing, warehousing, distribution support, showroom, or office with warehouse functions.

PROPERTY HIGHLIGHTS

- 1,500 SF flex-industrial space suitable for light manufacturing, warehousing, distribution support, showroom, or office with warehouse functions
- One (1) drive-in door
- On-site parking
- Convenient access to Keystone Parkway, Rangeline Road, and Carmel Drive
- Close to established retail, service, and employment centers

ADDITIONAL PHOTOS

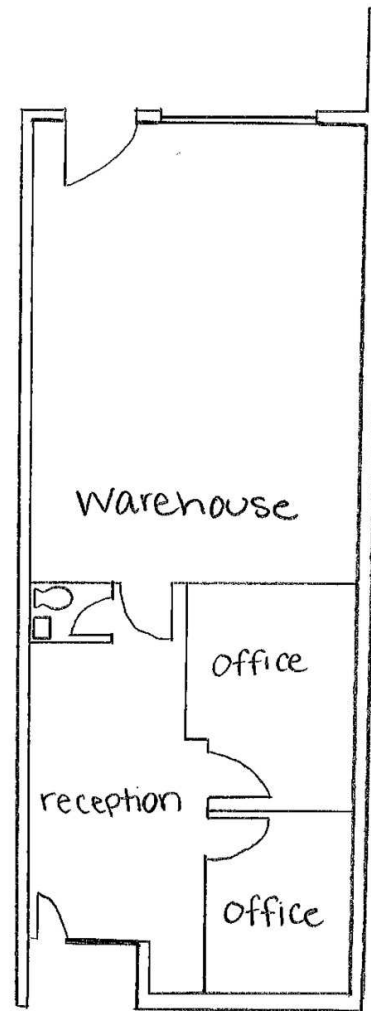


JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

1,500 SF FLEX-INDUSTRIAL SPACE | 439 Gradle Drive Carmel, IN 46032

SVN | NORTHERN COMMERCIAL 3

FLOOR PLAN



JESS LAWHEAD, SIOR, CCIM, CBI

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

1,500 SF FLEX-INDUSTRIAL SPACE | 439 Gradle Drive Carmel, IN 46032

SVN | NORTHERN COMMERCIAL

PLANS

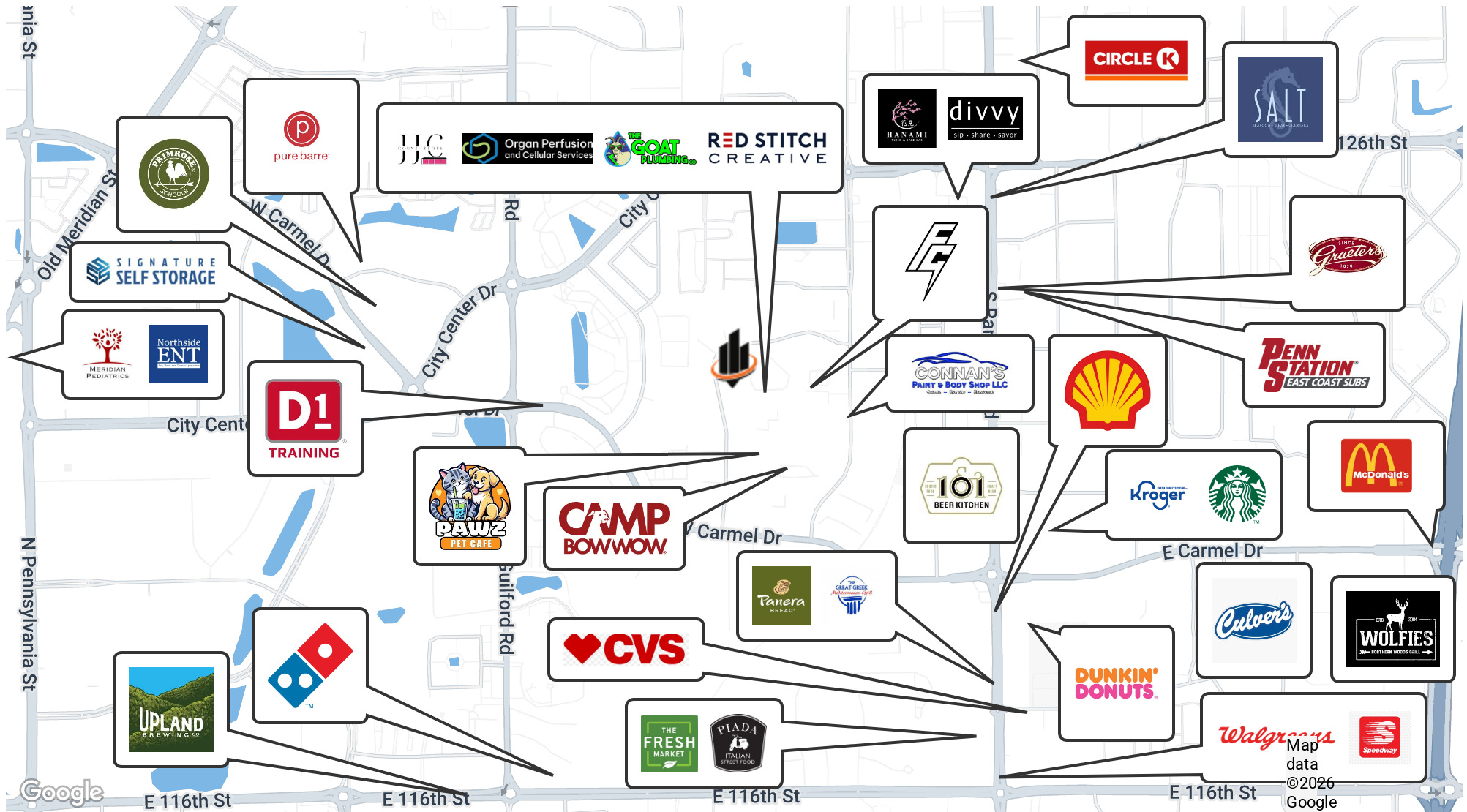


JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

1,500 SF FLEX-INDUSTRIAL SPACE | 439 Gradle Drive Carmel, IN 46032

SVN | NORTHERN COMMERCIAL 5

RETAILER MAP



JESS LAWHEAD, SIOR, CCIM, CBI

O: 317.447.4403

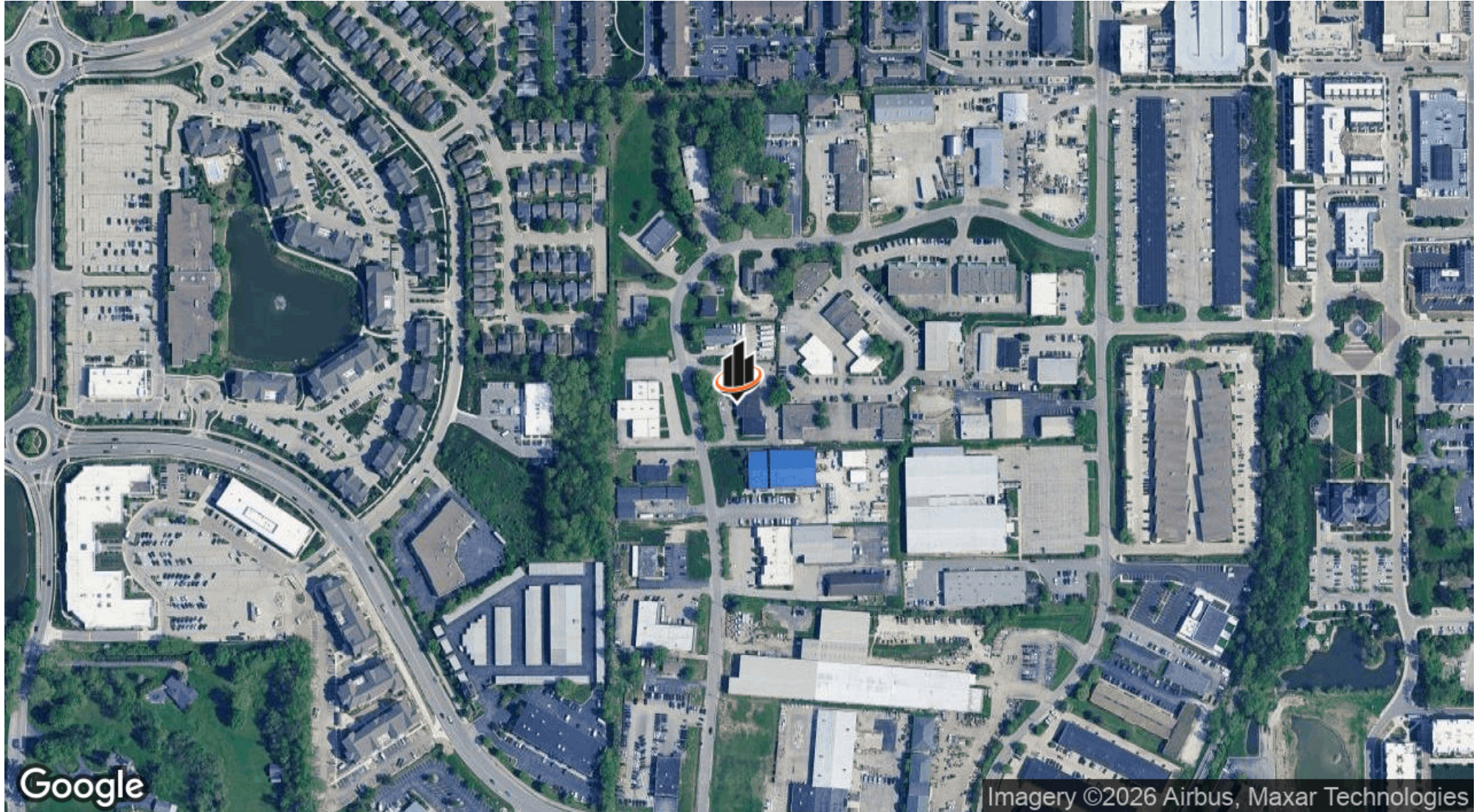
jess.lawhead@svn.com

IN #RB14047741

1,500 SF FLEX-INDUSTRIAL SPACE | 439 Gradle Drive Carmel, IN 46032

SVN | NORTHERN COMMERCIAL

LOCATION MAP



JESS LAWHEAD, SIOR, CCIM, CBI
O: 317.447.4403
jess.lawhead@svn.com
IN #RB14047741

1,500 SF FLEX-INDUSTRIAL SPACE | 439 Gradle Drive Carmel, IN 46032

SVN | NORTHERN COMMERCIAL 7