

FOR LEASE CARMEL INDUSTRIAL



9770 MAYFLOWER PARK DR
CARMEL, IN 46032



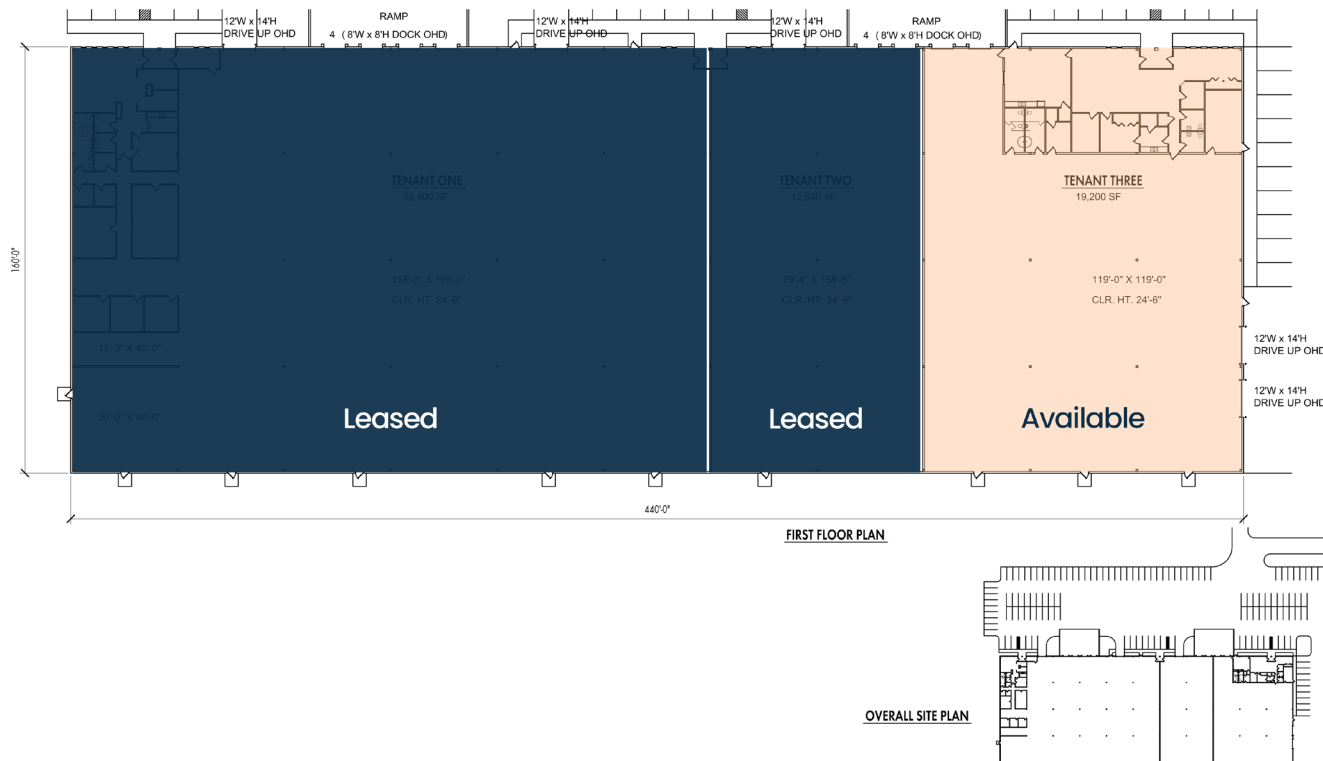
1 SPACE REMAINING

19,200 SF

PROPERTY HIGHLIGHTS:

- ▶ 70,400 SF TOTAL
- ▶ 0.9 MILES TO I-465
- ▶ CLEAR-HEIGHT: 24' 6"
- ▶ 8 DOCKS / 5 DRIVE-IN DOORS
- ▶ SPRINKLER WET
- ▶ SPACE AVAILABLE
 - ▶ **19,200 SF**
 - 4,280 SF OF EXISTING OFFICE
 - 2 DOCKS / 2 DRIVE-INS
- ▶ OVER \$1MM IN CAPEX PLANNED
- ▶ OCCUPANCY: JUNE 2026
- ▶ ASKING RATE
 - ▶ 19,200 SF | \$13.00/SF NNN
- ▶ ESTIMATED 2026 OPEX: \$1.94/SF

FLOORPLAN



CONRAD JACOBS, SIOR

+1 317.219.8070

CONRAD@AFFINITY-CORP.COM

JORDON HODGES

+1 574.849.1357

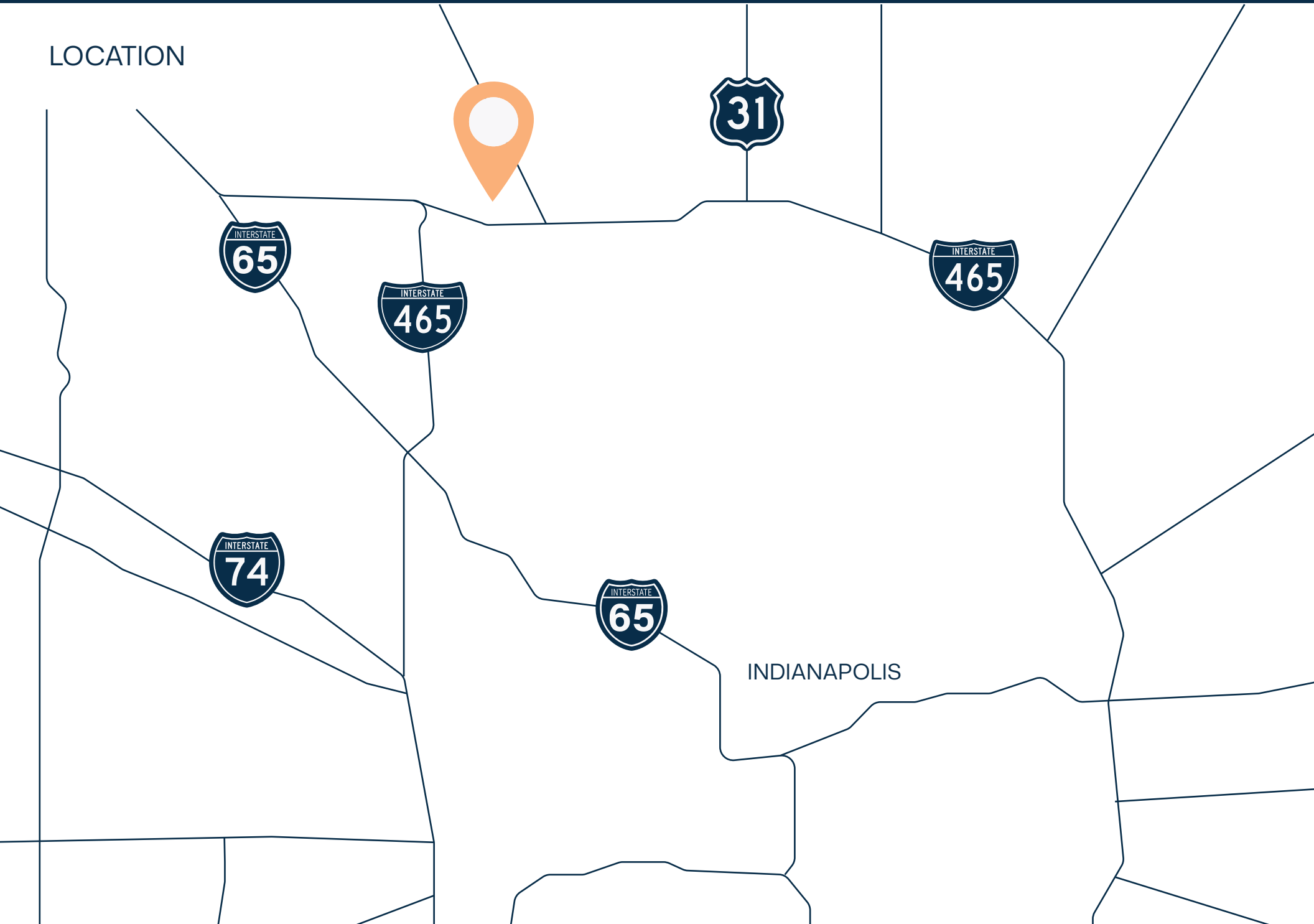
JORDON@AFFINITY-CORP.COM

CHANCE HARMON

+1 702.373.9375

CHANCE@AFFINITY-CORP.COM

LOCATION



LEASING BY



AFFINITY

CONRAD JACOBS, SIOR

+1 317.219.8070

CONRAD@AFFINITY-CORP.COM

JORDON HODGES

+1 574.849.1357

JORDON@AFFINITY-CORP.COM

CHANCE HARMON

+1 702.373.9375

CHANCE@AFFINITY-CORP.COM

OWNED BY



Asymmetre

ASYMMETRE is a real estate investment company that merges timeless investing principles, modern data and technology, and continuously refined processes to generate attractive absolute, relative, and risk-adjusted returns.

Our investors are individuals, families, and institutions who share our principles on investing and partnership.

WWW.ASYMMETRE.COM



AFFINITY is a corporate real estate firm headquartered in Indianapolis, focused on brokerage, development, and acquisition of industrial projects. We empower businesses & investors to make informed real estate decisions that drive their growth and success.

WWW.AFFINITY-CORP.COM

©2026. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.