

# FOR LEASE CARMEL INDUSTRIAL



9770 MAYFLOWER PARK DR  
CARMEL, IN 46032



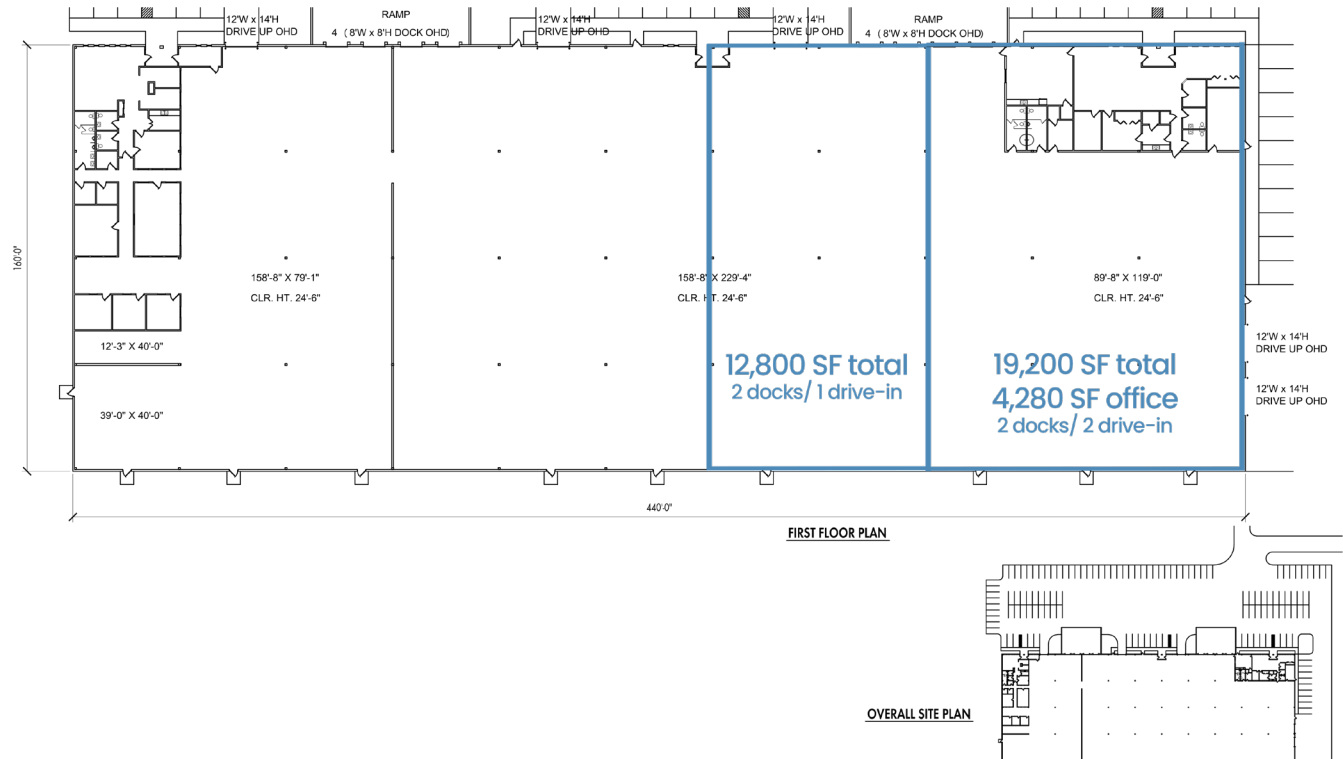
2 SPACES AVAILABLE

12,800 SF | 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
- ▶ SPACES AVAILABLE
  - ▶ **19,200 SF**
    - 4,280 SF OF EXISTING OFFICE
    - 2 DOCKS / 2 DRIVE-INS
  - ▶ **12,800 SF**
    - 2 DOCKS / 1 DRIVE-IN
    - BTS 1,000 SF OFFICE
- ▶ OVER \$1MM IN CAPEX PLANNED
- ▶ AVAILABLE APRIL 2026
- ▶ ASKING RATES
  - ▶ 12,800 SF | \$14.00/SF NNN
  - ▶ 19,200 SF | \$14.00/SF NNN
- ▶ ESTIMATED 2026 OPEX: \$1.94/SF

## FLOORPLAN



CONRAD JACOBS, SIOR

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CONRAD@AFFINITY-CORP.COM

JORDON HODGES

+1 574.849.1357

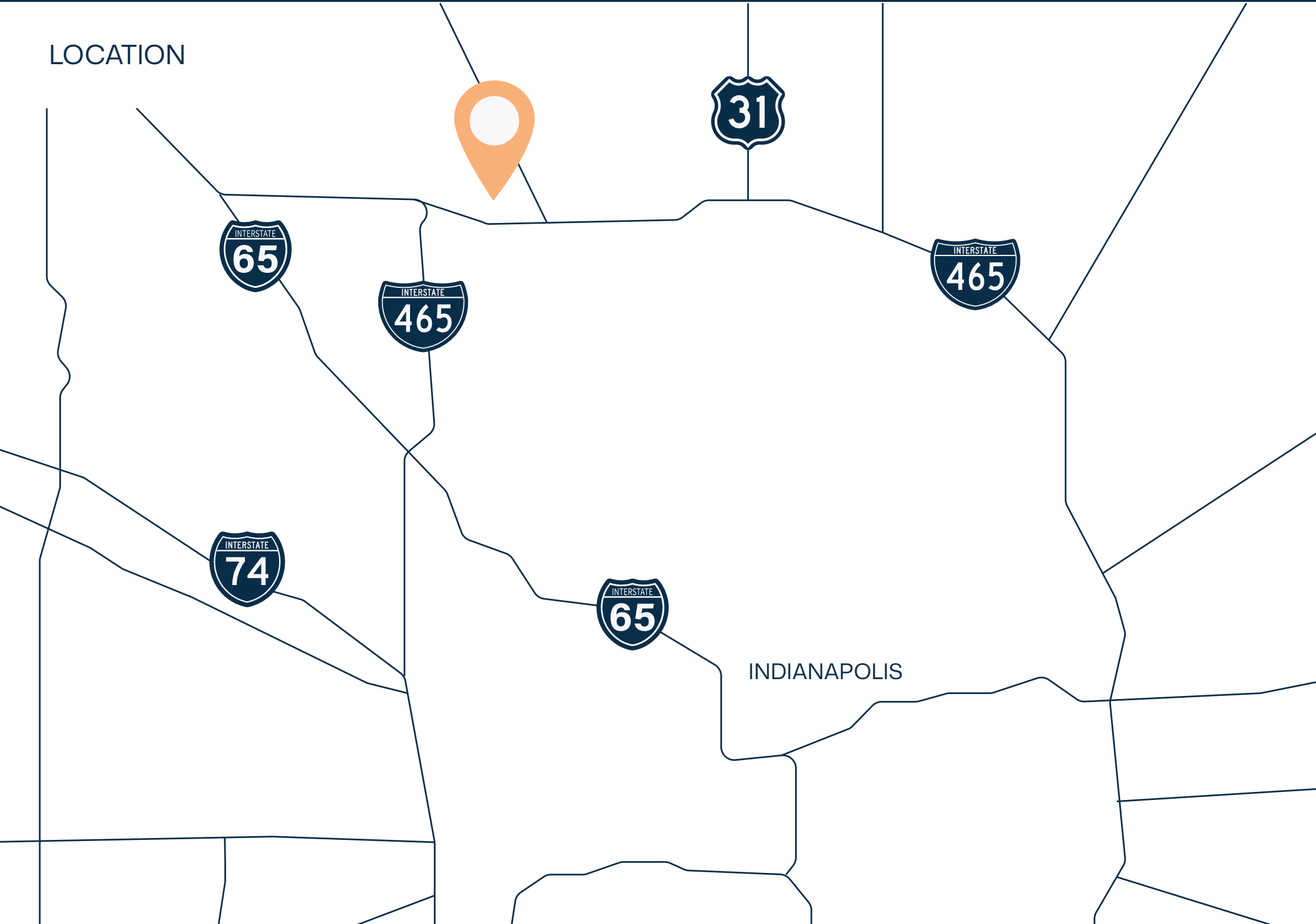
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CHANCE HARMON

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LOCATION



# LEASING BY



## AFFINITY

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# OWNED BY



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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.

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