



**CUSHMAN &
WAKEFIELD**

9770 Mayflower Park Drive
Carmel, IN 46032

FOR LEASE



Mayflower Industrial Park

Property Highlights

- 19,200 SF available
- 1,900 SF office build-out
- Two (2) docks / one (1) drive-in
- 24' clear ceiling height
- Gas unit heater
- 3200 amps, 480Y/277V, 3 phase (per panel): distributed via two (2) 1600 amp main distribution panels
- Built in 2002
- Full tilt wall construction
- 40' x 40' bay spacing
- Reinforced concrete floors (FF 50-FL 30)
- Wet sprinkler system
- 25 parking spaces (expandable)
- Zoned: I-1
- Prime northwest-side location
- Available 4/1/2019

Asking lease rate: \$6.25/SF Industrial Gross



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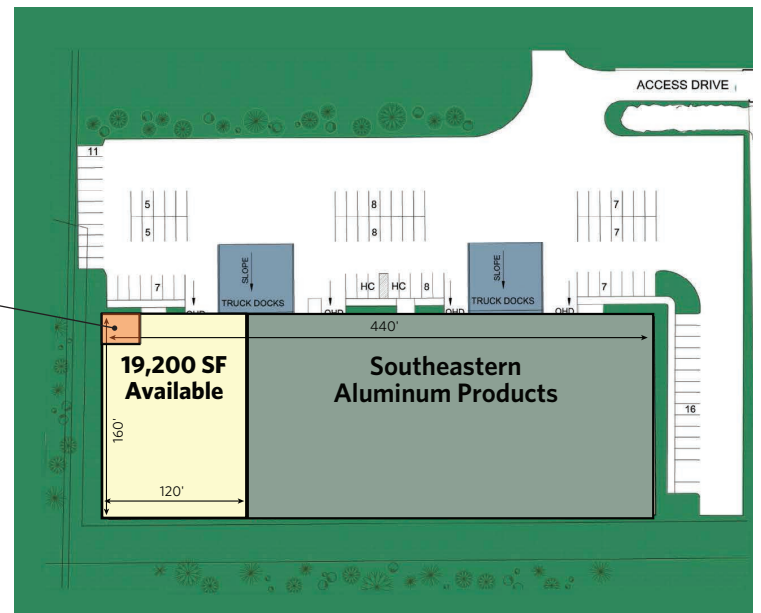
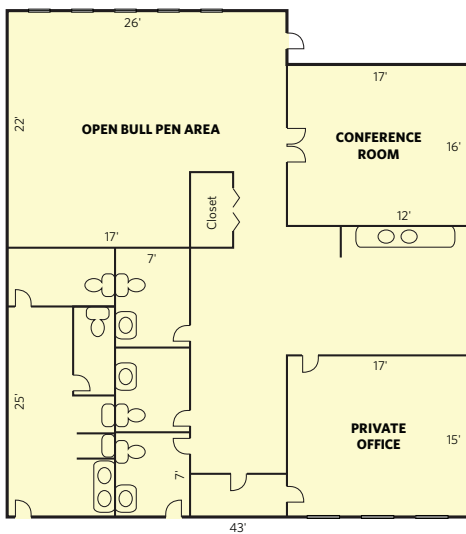
Prime Location

- Less than 1 mile to I-465
- 23 miles to Indianapolis International Airport and FedEx hub
- Minutes to numerous food and retail amenities



Mayflower Park Drive

OFFICE BUILD-OUT



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