



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	84,600 SF
Available SF:	84,600 SF

PROPERTY OVERVIEW

Excellent opportunity for manufacturing or distribution in the middle of Carmel, IN.

PROPERTY HIGHLIGHTS

- Excellent Visibility from Monon Trail
- Full drive-around lane for large trucks.
- 3 In-Ground Docks 4 Drive-In Doors
- Heavy Three-Phase Power
- 10-Ton Cranes Available
- Industrial Racking Systems Available
- Additional Parking Available



201 W
CARMEL
DRIVE
Carmel, IN 46032
Tel: 317.249.9000
Fax: 317.249.3189
www.shookrealty.com

Owner
Tanner John
Management



Rob Coombes
Commercial Broker
317.249.9000
317.249.3189
www.shookrealty.com

NOT FOR
CONSTRUCTION
This plan is not to be used for construction purposes without the approval of the City of Carmel.

Client
TANNER
JOHN
MANAGEMENT
DRAWN BY
AUBRY
CHECKED BY
CHRIS

SITE PLAN - EXISTING

A.001



EXISTING PARKING PLAN
PARKING SPACES 80
ADA PARKING SPACES 1
TOTAL PARKING 81



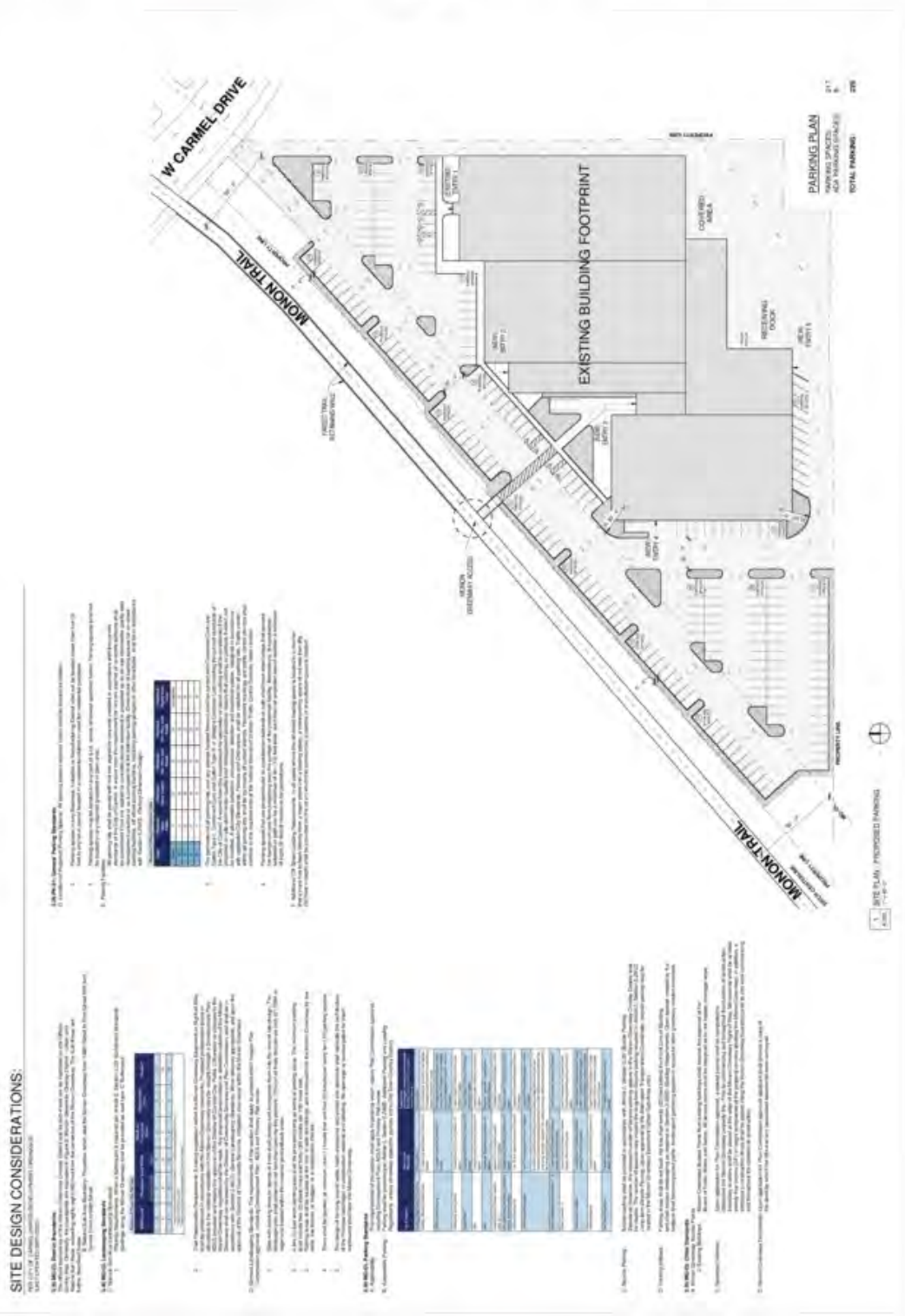
201 W CARMEL DRIVE
CARMEL, IN 46032
PROJECT NO. 18-001



NOT FOR CONSTRUCTION
DRAWN BY: [Name]
CHECKED BY: [Name]

201 W CARMEL DRIVE
CARMEL, IN 46032
PROJECT NO. 18-001

DATE: 11/15/2018
DRAWN BY: [Name]
CHECKED BY: [Name]



SITE DESIGN CONSIDERATIONS:

1. The site is located in a residential area with existing buildings and parking spaces. The site boundaries are shown in black. The existing building footprint is shown in grey. The parking spaces are shown in white with black outlines. The site plan includes a north arrow, a scale bar, and a legend.

NO.	DESCRIPTION	AREA (SQ FT)	TYPE
1	EXISTING BUILDING FOOTPRINT	10,000	EXISTING
2	PARKING SPACES	200	PROVIDED
3	TOTAL PARKING	200	TOTAL

2. The site plan shows the existing building footprint and the proposed parking spaces. The parking spaces are provided in accordance with the requirements of the applicable zoning ordinance. The site plan also shows the location of the existing building footprint and the proposed parking spaces.

NO.	DESCRIPTION	AREA (SQ FT)	TYPE
1	EXISTING BUILDING FOOTPRINT	10,000	EXISTING
2	PARKING SPACES	200	PROVIDED
3	TOTAL PARKING	200	TOTAL

3. The site plan shows the existing building footprint and the proposed parking spaces. The parking spaces are provided in accordance with the requirements of the applicable zoning ordinance. The site plan also shows the location of the existing building footprint and the proposed parking spaces.

4. The site plan shows the existing building footprint and the proposed parking spaces. The parking spaces are provided in accordance with the requirements of the applicable zoning ordinance. The site plan also shows the location of the existing building footprint and the proposed parking spaces.

5. The site plan shows the existing building footprint and the proposed parking spaces. The parking spaces are provided in accordance with the requirements of the applicable zoning ordinance. The site plan also shows the location of the existing building footprint and the proposed parking spaces.

PARKING PLAN
MARKING SPACES
AND MEASURING DIMENSIONS

NO.	DESCRIPTION	AREA (SQ FT)	TYPE
1	EXISTING BUILDING FOOTPRINT	10,000	EXISTING
2	PARKING SPACES	200	PROVIDED
3	TOTAL PARKING	200	TOTAL

A.002



Rob Coombes
Commercial Broker
(O) 317.249.9000
(C) 765.760.3189

930 E WASHINGTON STREET, SUITE 200 | INDIANAPOLIS, IN 46202







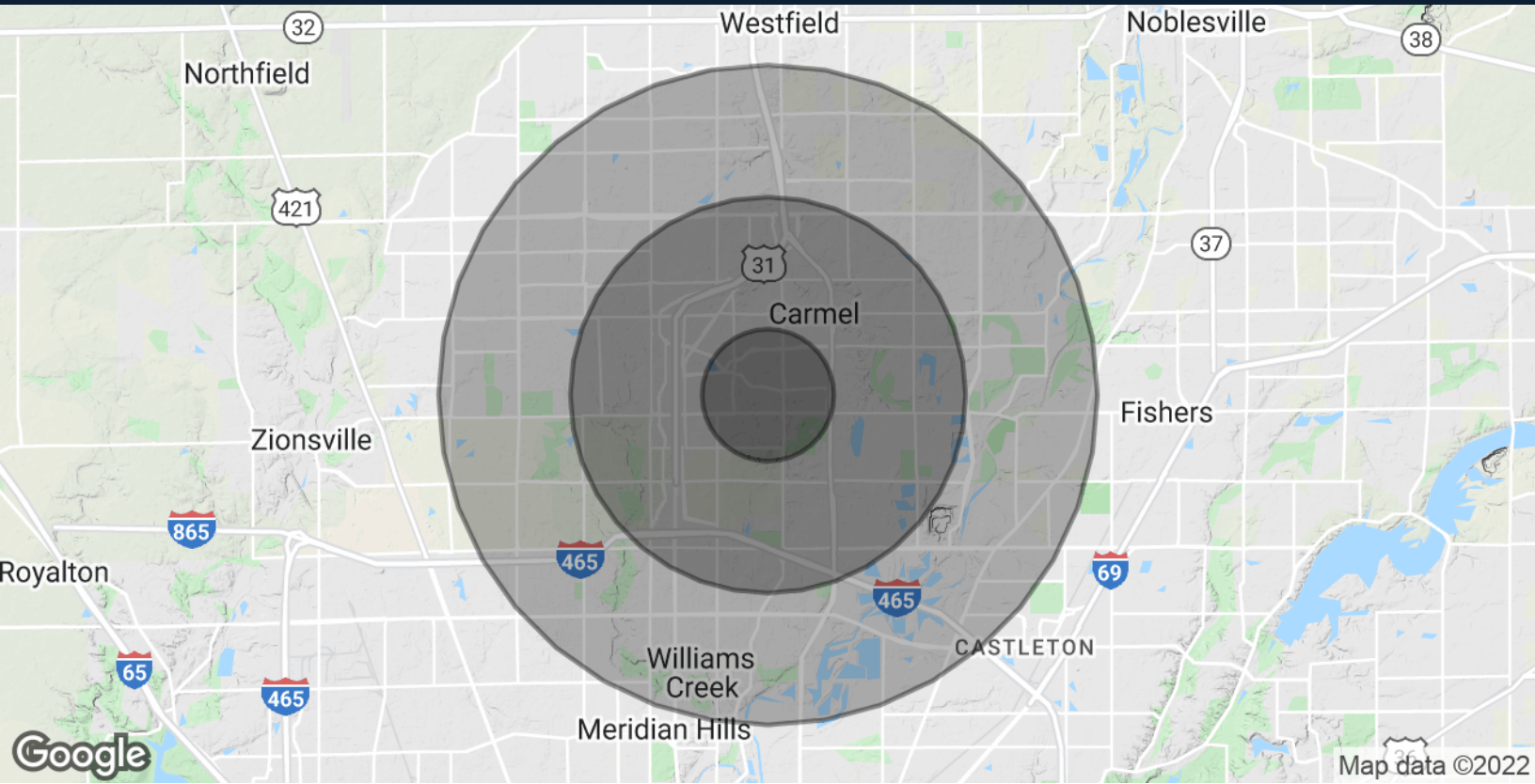
Rob Coombes

Commercial Broker

(O) 317.249.9000

(C) 765.760.3189

930 E WASHINGTON STREET, SUITE 200 | INDIANAPOLIS, IN 46202



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,896	56,837	135,761
Average Age	40.2	38.9	38.0
Average Age (Male)	34.2	36.8	36.8
Average Age (Female)	44.9	40.5	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,190	23,273	54,642
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$69,575	\$98,344	\$107,549
Average House Value	\$166,817	\$270,137	\$306,878

* Demographic data derived from 2010 US Census