



CARMEL AREA DEVELOPMENT OPPORTUNITY WITH
ADDITIONAL LAND AND FRONTAGE ALONG 96TH STREET

9641 COMMERCE DRIVE

8,884 SF | 1.36 ACRES



CUSHMAN &
WAKEFIELD

FOR SALE OR LEASE

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8,884 SF | 1.36 ACRES



About the Building

9641 Commerce Drive is an 8,884-square-foot building located in Carmel, Indiana. The current use is office but the building would work well for office, medical or creative space. In addition, there is a potential development opportunity with the available land site adjacent to the property.

The building will accommodate multiple tenants or a full building user.



Property Highlights

- 8,884 total square feet, divisible to 1,666 SF
- 1.36 acres total (building and land)
- Zoned B-5
- Drive-in door
- Detached garage for maintenance equipment or storage
- Furniture, fixtures and maintenance equipment negotiable
- Advanced Geothermal heating and cooling system in place
- Front entrance accessibility ramp
- Asking Price: \$2,600,000 (including land)
- Rental Rate: \$16.50/SF Net janitorial and utilities
- **AVAILABLE IMMEDIATELY**

Availability

Floor	SF
Lower Level	3,688 (1,728 warehouse)
First	3,530
Second	1,031
Attic	635
TOTAL	8,884



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PHOTOS



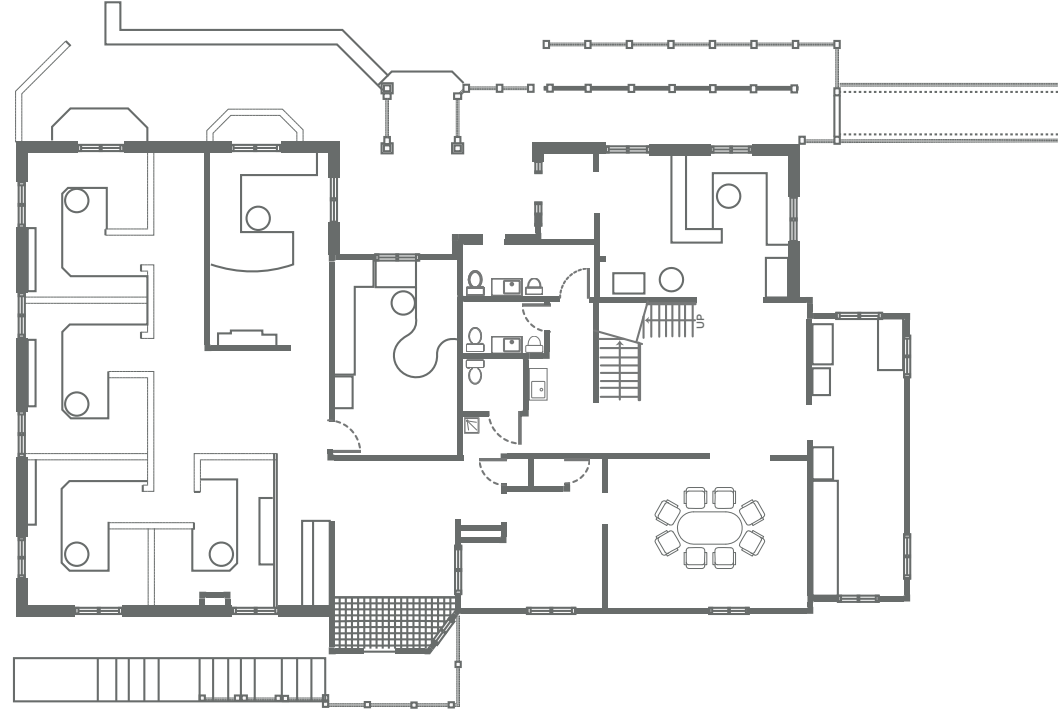
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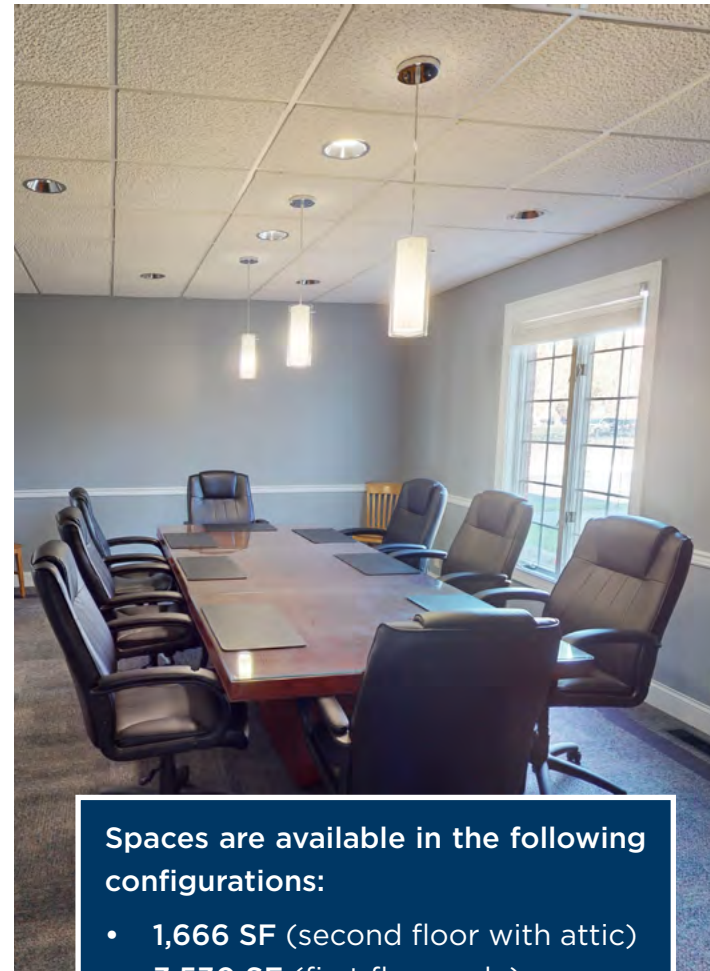
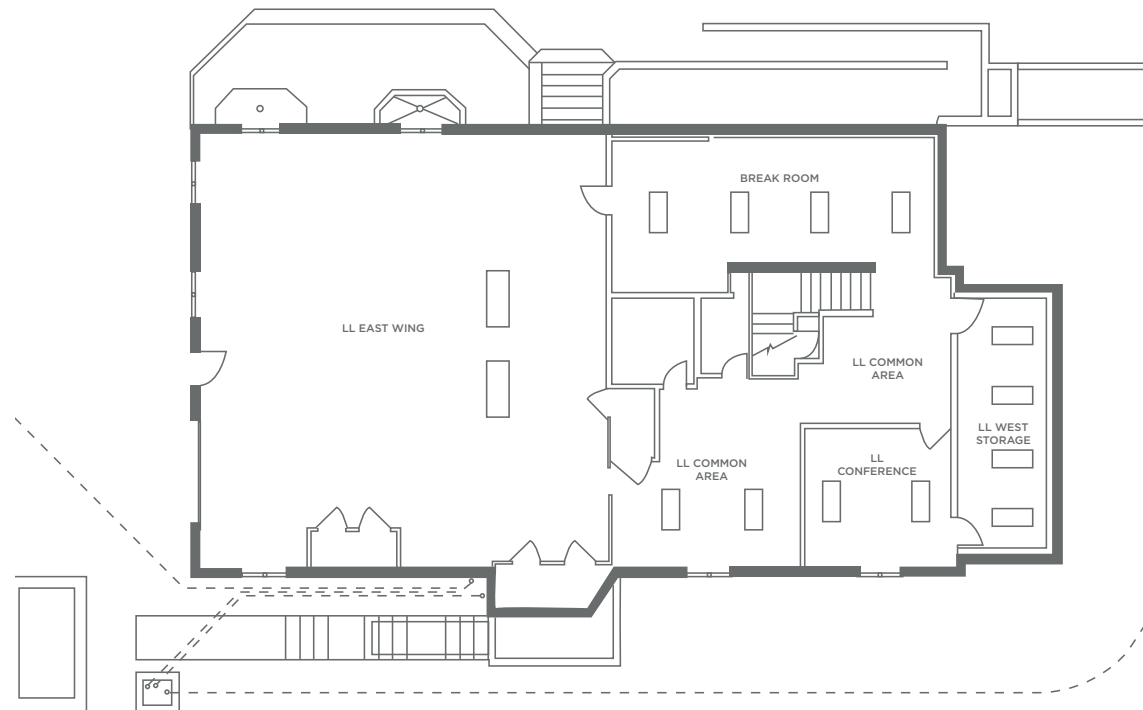
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FIRST FLOOR
3,530 SF



LOWER LEVEL
3,688 SF includes 1,728 SF of warehouse



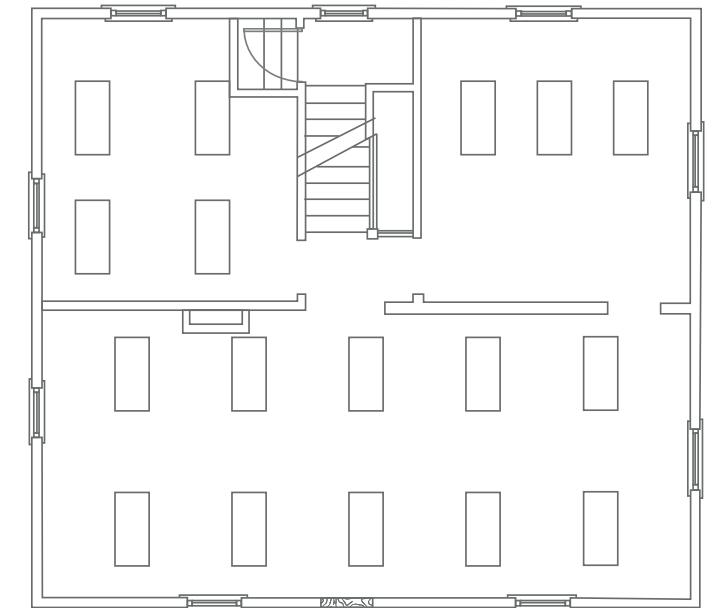
Spaces are available in the following configurations:

- 1,666 SF (second floor with attic)
- 3,530 SF (first floor only)
- 3,688 SF (lower level only)
- 5,196 SF (first, second and attic)
- 8,884 SF (full building)

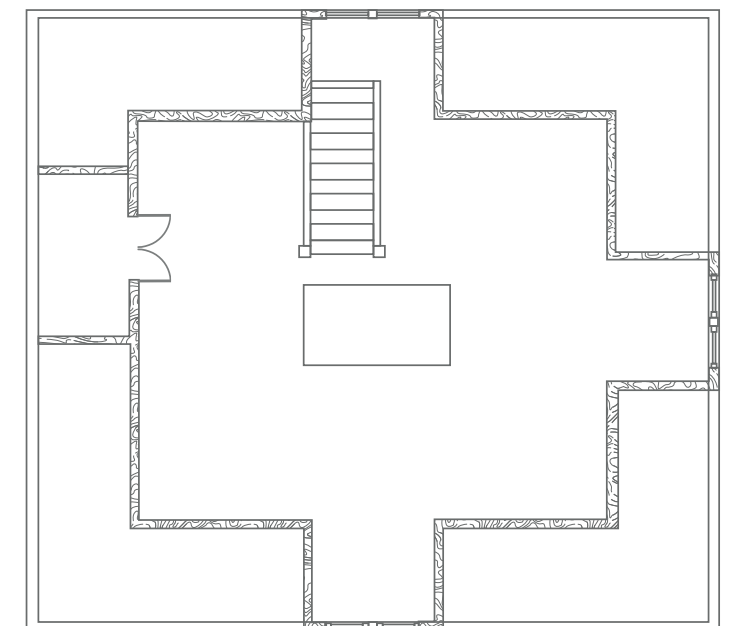


FLOOR PLANS

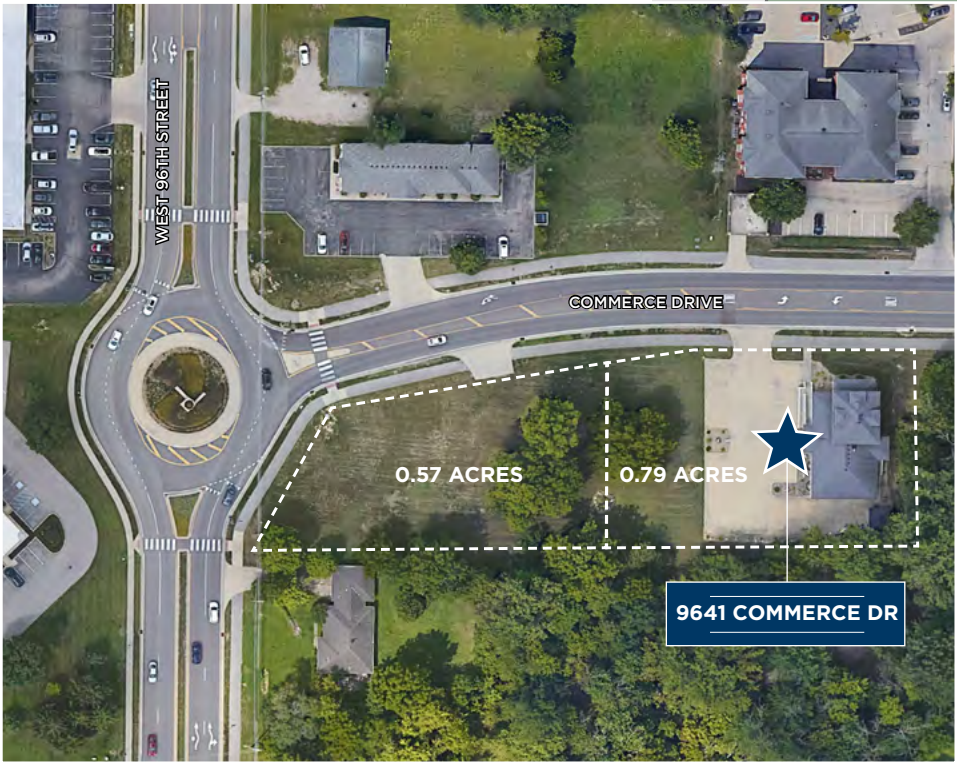
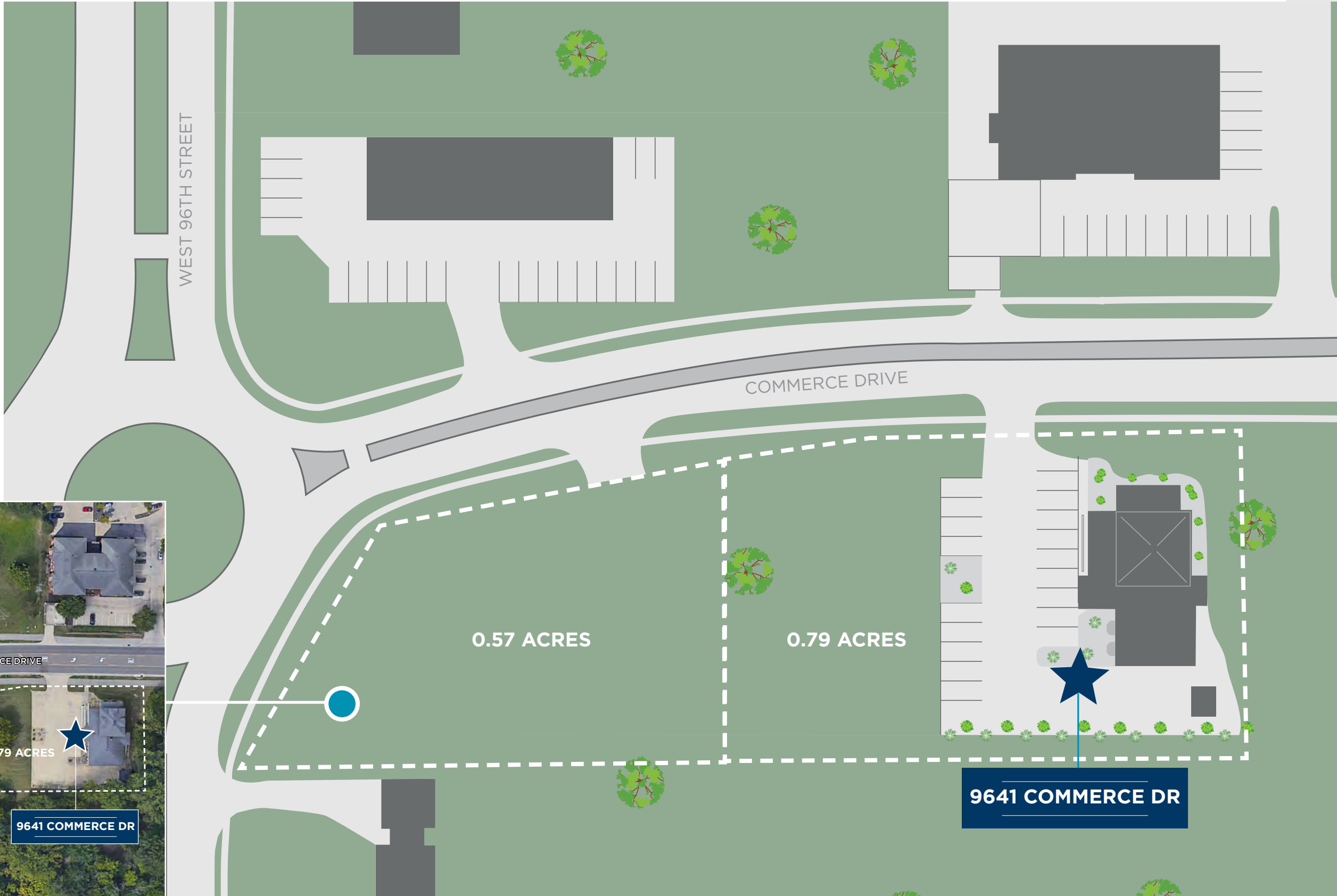
SECOND FLOOR
1,031 SF



ATTIC
635 SF



SITE PLAN



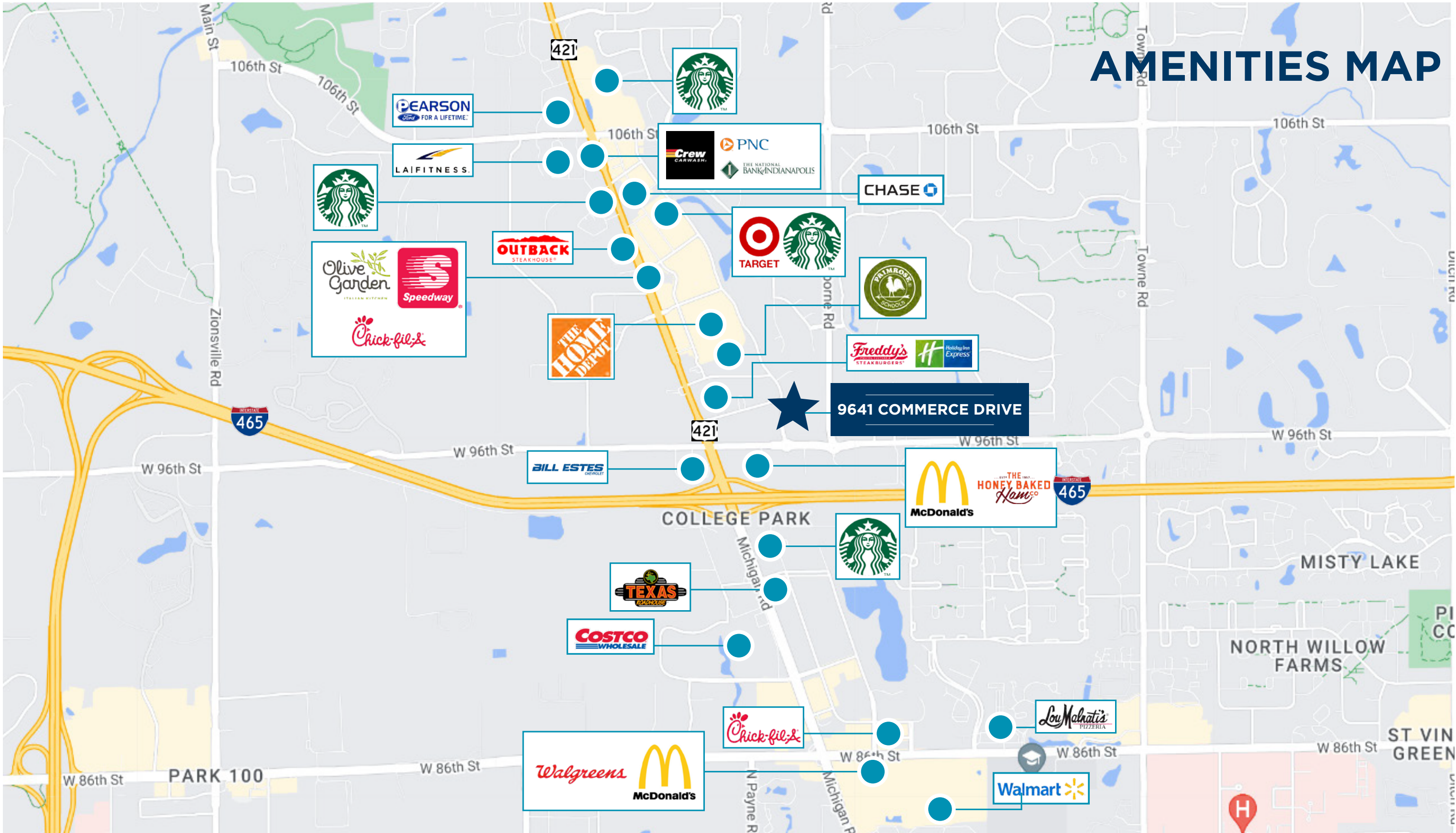
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AMENITIES MAP



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