

High-Image Corporate Distribution Center

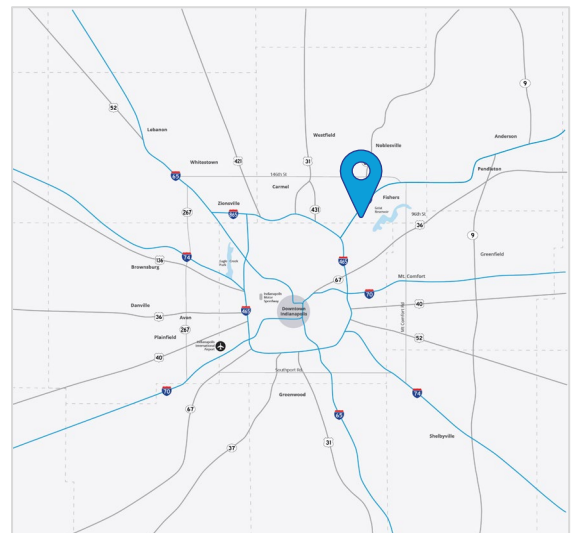
Colliers

For Sale or Lease

Freestanding Cross-Docked Building in Fishers

8600 Roberts Drive Fishers, IN 46037

- 189,095 SF total (14,910 SF office)
- Infill Fishers location with immediate access to I-69 at Exit 203
- Convenient access to I-465
- Above standard loading dock count: Forty (40) loading docks (8' x 10')
- Above standard clear height: 40' clear height
- Significant property improvements recently completed (see page 4)
- Available Immediately
- Sale Price: \$22,000,000
- Lease Rate: \$6.75 PSF NNN
- 2024 Estimated Operating Expenses
 - Real Estate Taxes: \$0.92 PSF
 - Property Insurance: \$0.06 PSF
 - CAM: Tenant Responsibility



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Property Video



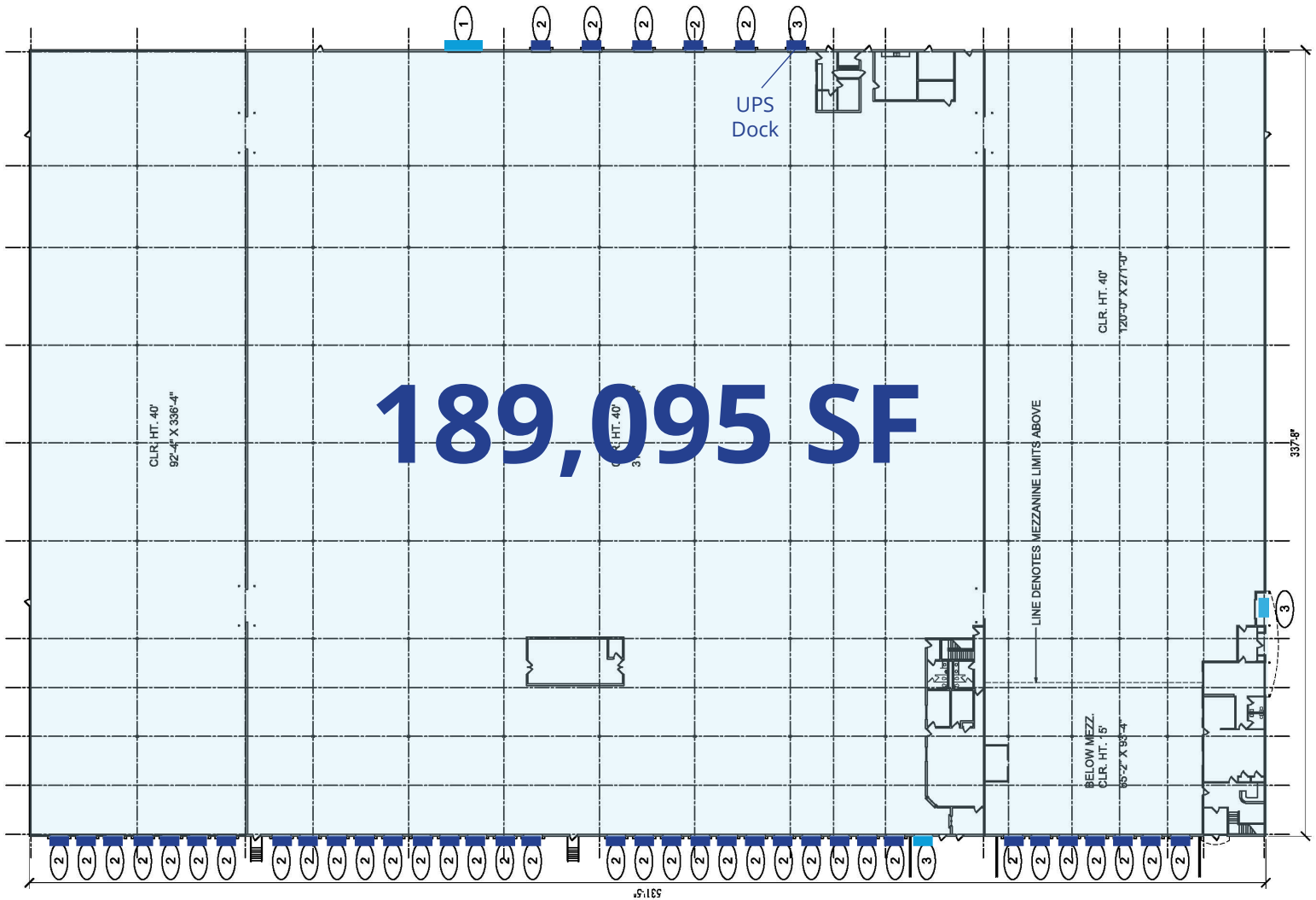
Colliers Indianapolis
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Floor Plan & Specs

Key

- = dock doors
- = drive-in doors

N



Property Specifications

Total Building SF	189,095 SF	Private Offices	16
Office SF	14,910 SF	Auto Parking	134 spaces
Site Area	7.92 acres	Trailer Parking	At dock positions
Zoned	I-1 (Industrial)	Warehouse Lighting	LED
Year Built	1990	Warehouse HVAC	Heat only
Column Spacing	46' x 42'	Forklift Charging Stations	±20
Clear Height	40'	Power	800 amps 480 volt 3-phase
Loading Docks	(40) 8' x 10' dock doors (1) 8' x 10' UPS dock door	Internet Speed	Potential for 1.25 GBs max
		Fire Protection	Wet sprinkler system
Drive-in Doors	(1) 14' x 14' drive-in door (2) 8' x 10' drive-in doors	Sprinkler Density	PSF of 80 w GPI of 1500

Utility Providers

Electric: Duke Energy

Gas: Centerpoint

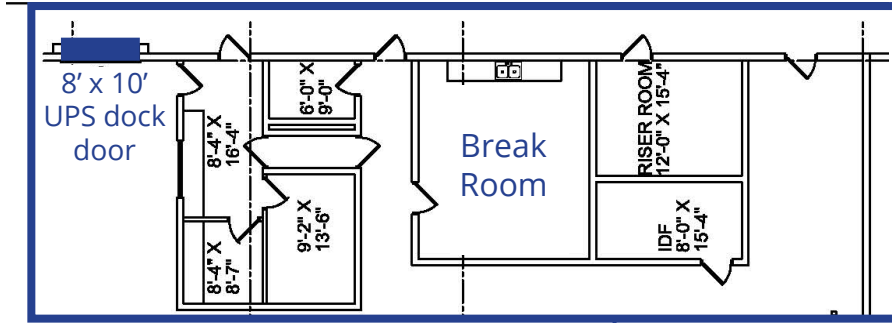
Water: Citizen's Energy

Sewer: Fishers Sewer Utility

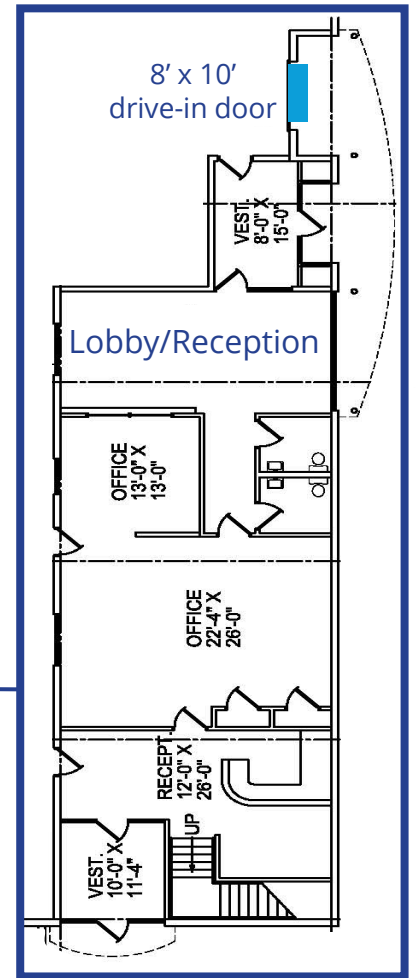
Telecom: AT&T

Office Space Plans

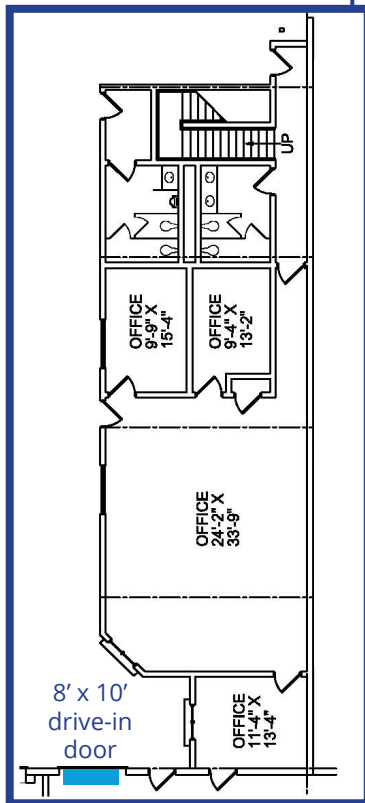
Driver S/R Office



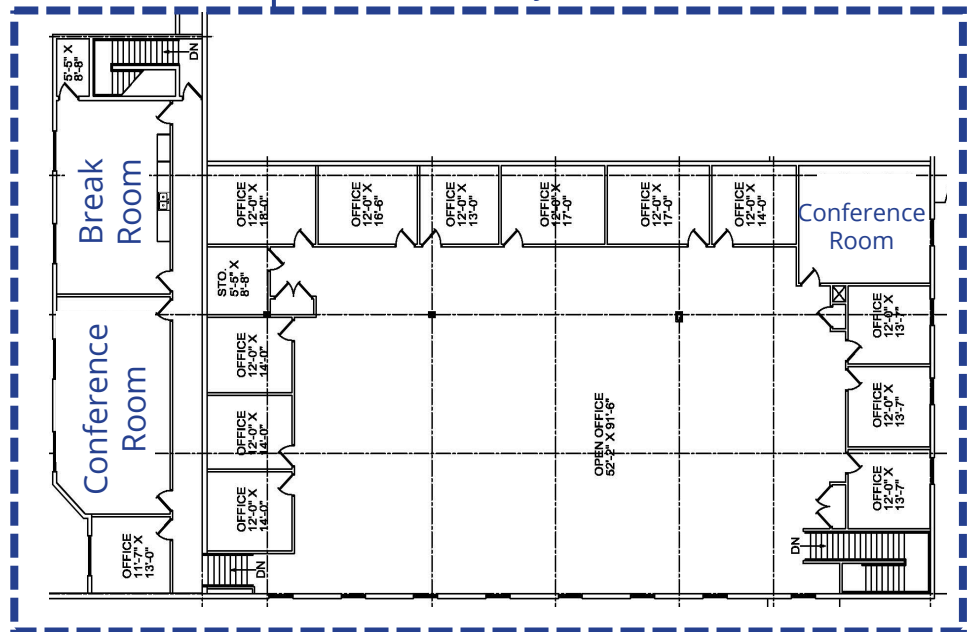
First Floor Office/Reception



First Floor Office



Second Story Office



Recent Property Improvements

INTERIOR

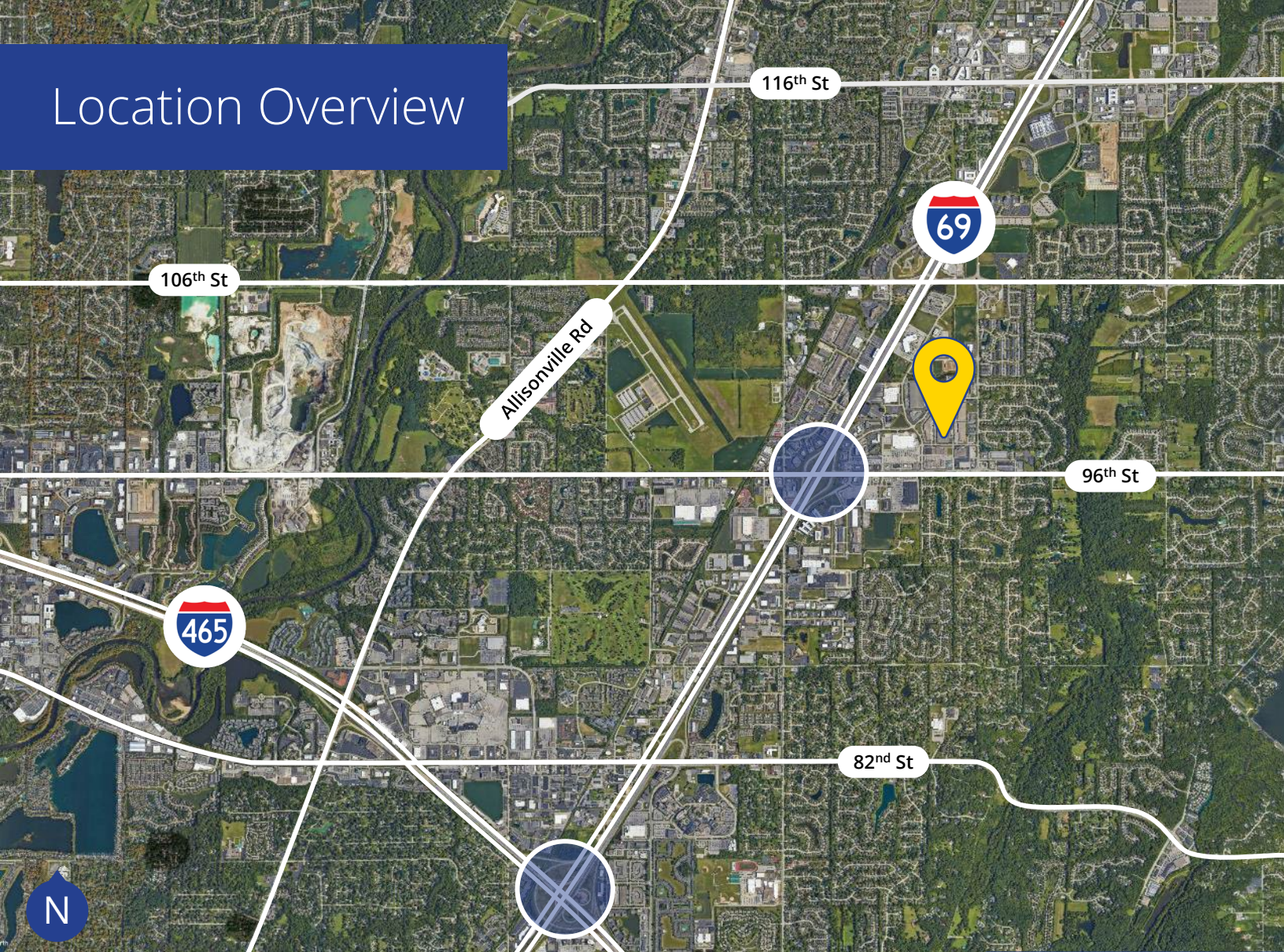
- Fresh interior paint in the warehouse
- New dock doors, seals, and bumpers
- Fresh paint, new flooring, and new ceiling tiles in first floor office space
- New LED lighting in office and warehouse areas

EXTERIOR

- Full roof membrane replacement
- Full asphalt replacement
- Fresh exterior paint
- Landscape touch ups
- Significant concrete curb repair and replacement



Location Overview



Nearby Amenities

Area Restaurants

Another Broken Egg Café
Blaze Pizza
Chatham Tap
Five Guys Burgers
Four Day Ray Brewing
Gigi's Cupcakes
Greek's Pizzeria
Handel's Homemade Ice Cream
LouVino Restaurant & Wine Bar
McAlister's Deli
McDonald's
O'Charley's
Pure Eatery
Qdoba Mexican Eats
Original Pancake House
Smoothie King
Steak 'n Shake
The Well Coffeehouse
Verde Flavors of Mexico
Wendy's

The Yard

101 Beer Kitchen
1933 Lounge
Bibibop Asian Grill
Blue Peppermint
Chicken Salad Chick
Cyclebar Fishers
Fishers Test Kitchen
Havana Cigar & Whiskey Lounge
Kincaid's Meat Market
Peace Water Winery
PetPeople
Pier 48 Fish House & Oyster Bar
RIZE
Sangiovese Ristorante
Sangrita Grill + Cantina
Shake Shack
Sun King Fishers
Tavern + Kitchen
The Hot Room Yoga
Tropical Smoothie Café
Verizon
And more!

Lodging

Best Western Fishers
Comfort In & Suites
Hilton Garden
Holiday Inn Express
Residence Inn by Marriott
Staybridge Suites

Retail & Entertainment

Ikea
Kohls
Kroger's
Lifetime Fitness
Meijer's
Menards
Sam's Club
Target
Top-Golf
Wal-Mart

Banks

Chase
Huntington
PNC Bank
Regions Bank
Star Financial

Drive Times

3 mins



7 mins



24 mins
Downtown



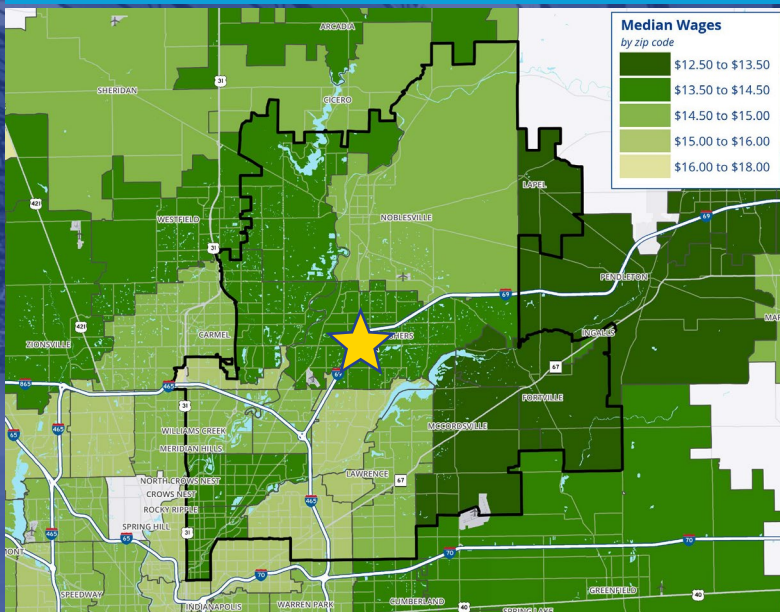
34 mins
IND Airport



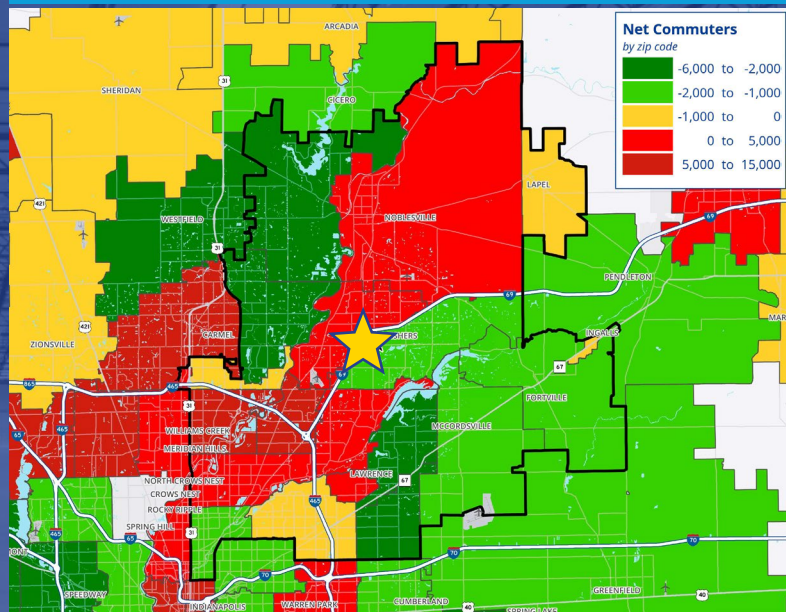
8600 Roberts Drive

Labor Data – Fishers, IN

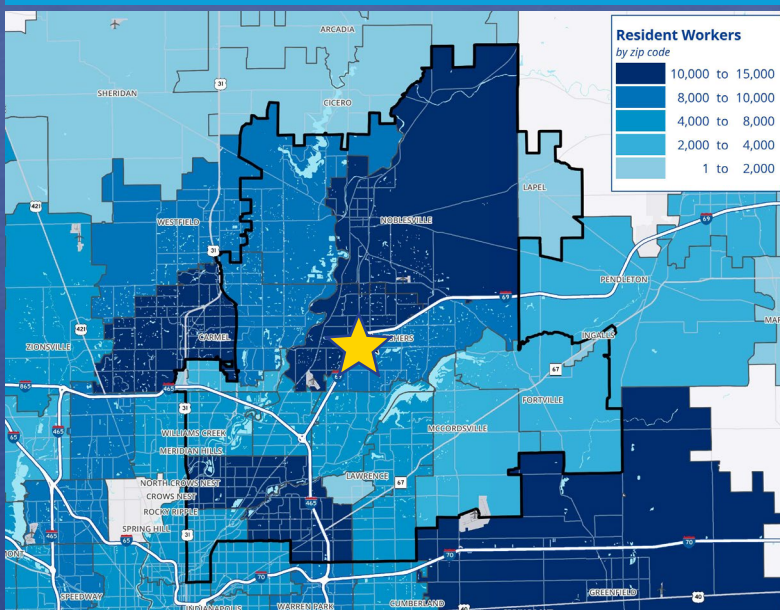
Median Wages



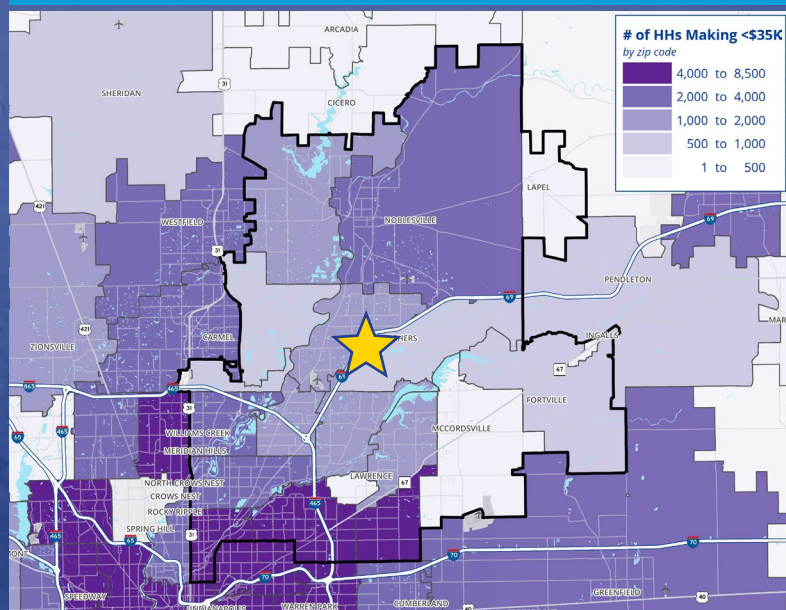
Net Commuters



Resident Workers



Household Income



Why Fishers

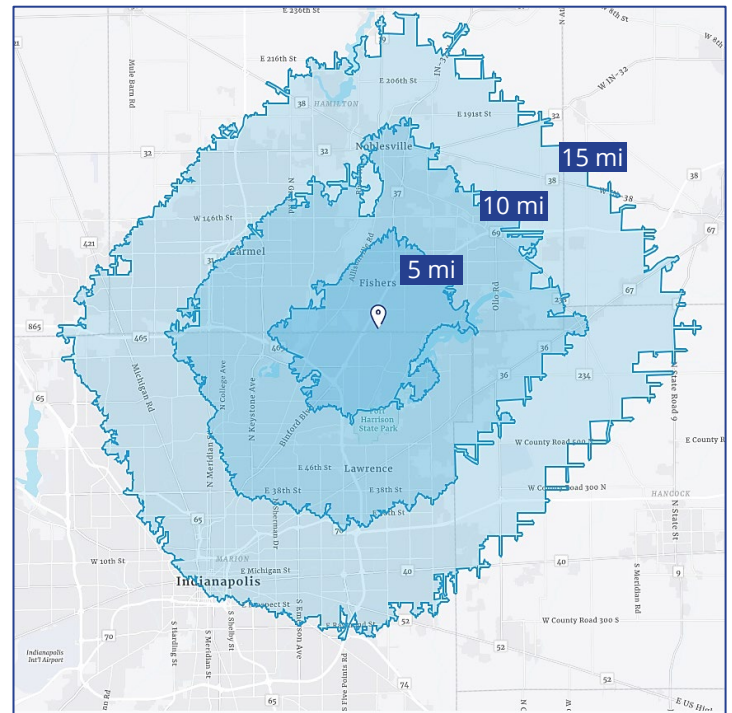


AWARDS & RECOGNITIONS – CITY OF FISHERS

- #1 Place to Live in America
Money Magazine
- #3 Safest Places in Indiana
Movoto Real Estate
- #1 Fastest Growing Communities
Kelly School of Business
- Outstanding Plan of the Year for the Community Art Master Plan
American Planning Association Indiana Chapter
- One of Top 10 Safest Cities in America
Movoto Real Estate
- Named a “Playful City USA” Community
KaBOOM!
- Top 25 Suburbs for Retirement
Forbes
- 11th Best Place to Move
Forbes
- #1 Top 10 Cities for Families in U.S
BusinessWeek.com
- One of the 10 Best Towns for Families
Family Circle



NORTHEAST SUBMARKET – UNRIVALED CONNECTIVITY



FISHERS, INDIANA WORKERS – ACCESS TO A UNIQUE LABOR POOL

120,398

Residents of the Drivetime Area in Occupations Paying Less Than \$17.50/HR

\$19.29

Median Wage – Forklift Driver

\$14.96

Median Wage – Stock + Order Filler

37,534

Households in Drivetime Area Earning <\$35K



HAMILTON COUNTY – KEY DEMOGRAPHIC PROFILE

	1 Mile	3 Miles	5 Miles
Population	5,531	62,684	172,034
Total Households	2,297	26,243	67,085
Average Household Size	2.41	2.38	2.56
Median Age	35.8	37.4	37.3
Average Household Income	\$104,530	\$111,531	\$122,334