



FOR SALE

9058 Technology Dr

9058 TECHNOLOGY DR

Fishers, IN 46038

PRESENTED BY:

JESS LAWHEAD, CCIM

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IN #RB14047741

PROPERTY SUMMARY



[360° VIRTUAL TOUR](#)

OFFERING SUMMARY

| | |
|-----------------------|-------------|
| SALE PRICE: | \$2,050,000 |
| LOT SIZE: | 1.08 Acres |
| BUILDING SIZE: | 10,404 SF |
| ZONING: | TC |
| YEAR BUILT: | 1991 |

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PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present an amazing industrial opportunity in Northeast Commerce Park. With over 10,000 SF, this building offers an open, ready-to-operate floor plan, ample storage, and front-facing office suites.

COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

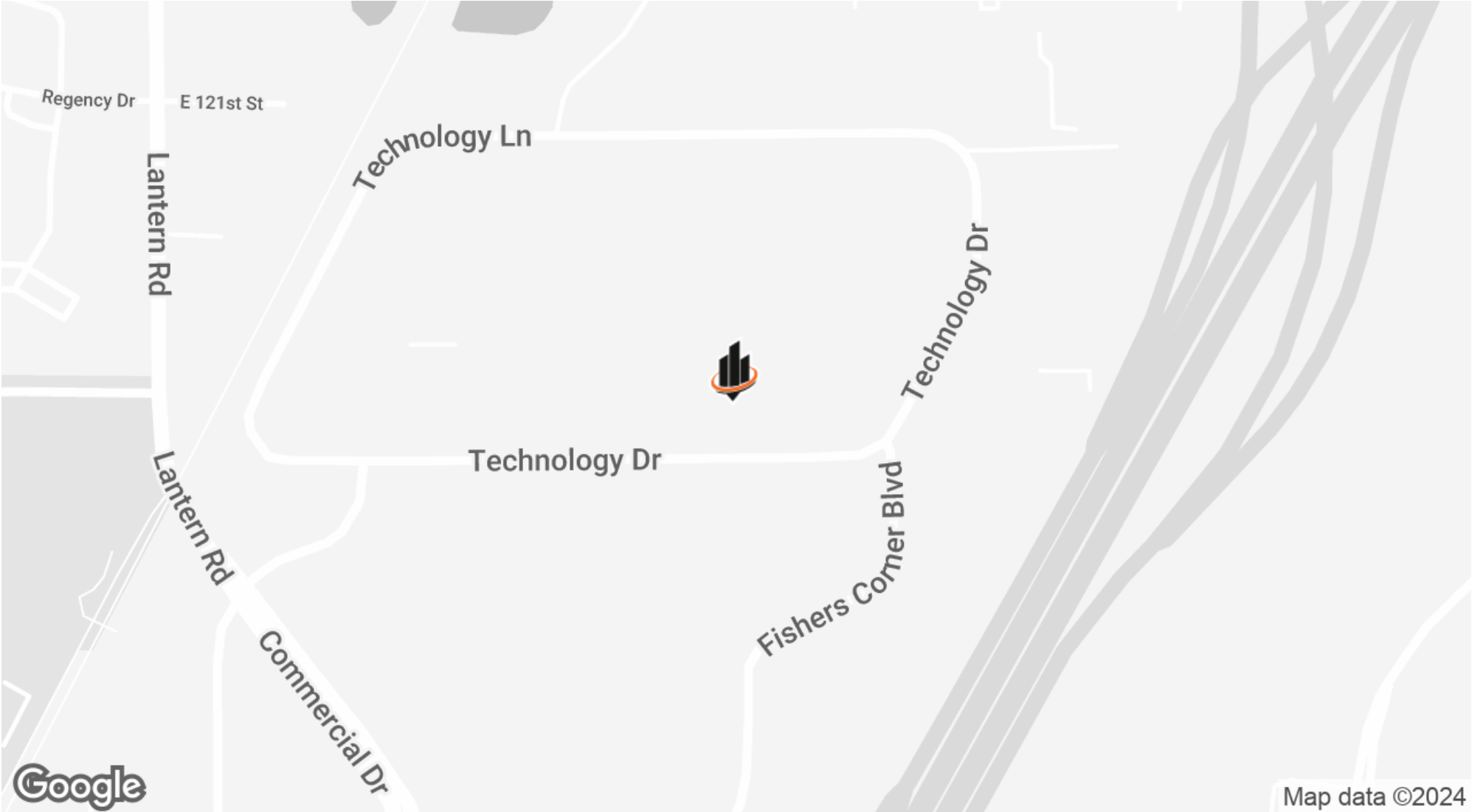
- 10,404 SF
- (5) Offices
- 1 Dock Door
- 1 Drive-In Door
- 1 Overhead Door
- 3-Phase Power 480v
- Central Fishers Location
- Ample Parking
- Multiple Entrances

ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

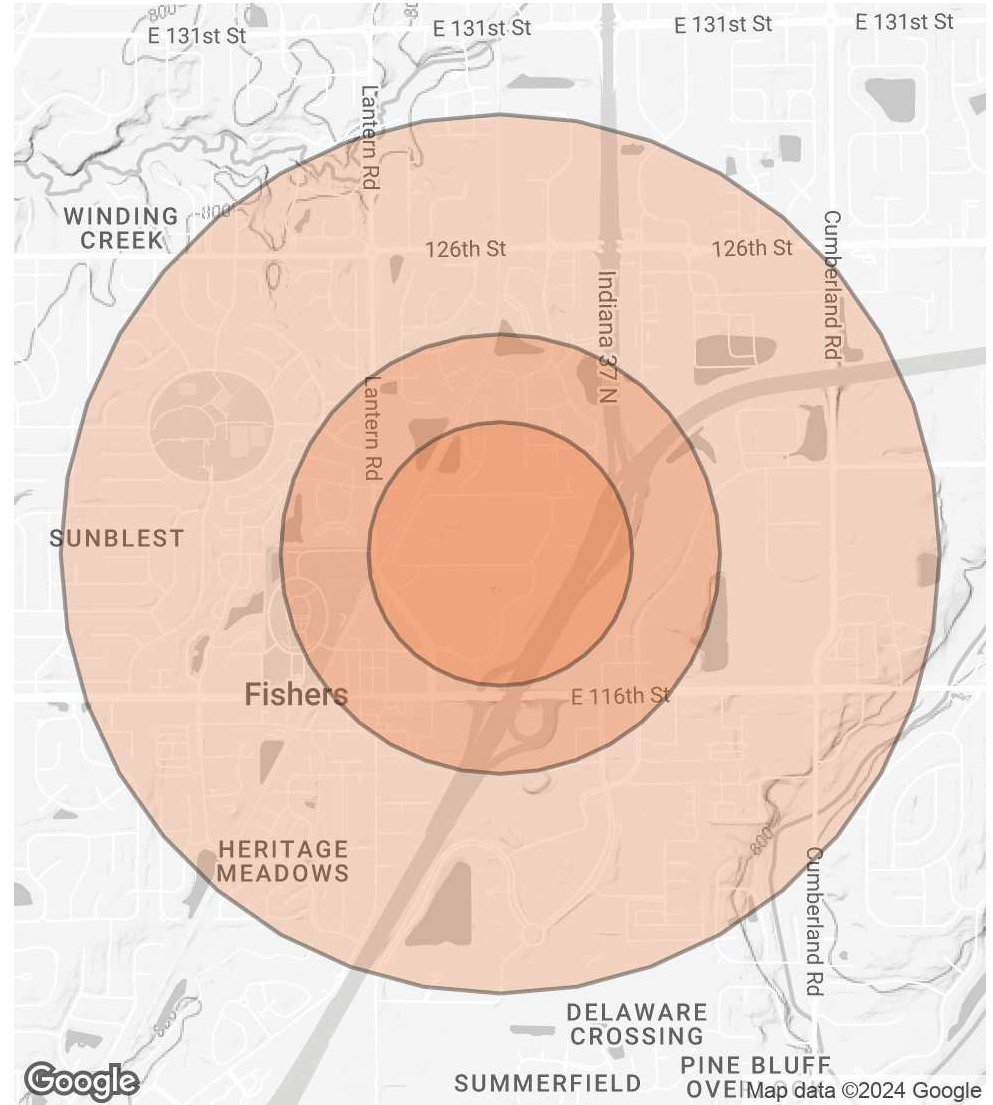
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 227 | 2,131 | 8,669 |
| AVERAGE AGE | 33 | 34 | 36 |
| AVERAGE AGE (MALE) | 33 | 34 | 36 |
| AVERAGE AGE (FEMALE) | 34 | 35 | 37 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 104 | 1,012 | 3,799 |
| # OF PERSONS PER HH | 2.2 | 2.1 | 2.3 |
| AVERAGE HH INCOME | \$113,040 | \$112,761 | \$128,233 |
| AVERAGE HOUSE VALUE | \$330,529 | \$300,165 | \$309,555 |

Demographics data derived from AlphaMap



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