



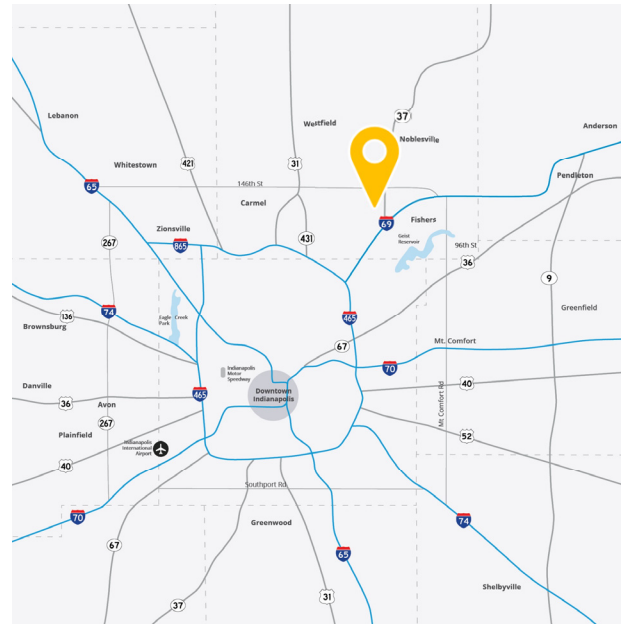
**FOR LEASE**

# 11793 Technology Lane

Fishers, IN 46038

**±16,234 SF available with ± 9,434 SF of climate-controlled warehouse**

- ± 31,376 total SF building
- ± 16,234 SF available
- Dock and drive-in loading
- 20' clear height
- Zoned PUD-C
- Unbeatable amenity base (lodging / dining / retail)
- Technology Lane, the road servicing the park, was resurfaced in 2021
- Fishers, Indiana voted the '#1 Place to Live in America' by *Money Magazine* and ' #1 Fastest Growing Community' by *Kelley School of Business*
- Nearby walking distance: Nickel Plate District, Municipal Complex, Nickel Plate Trail



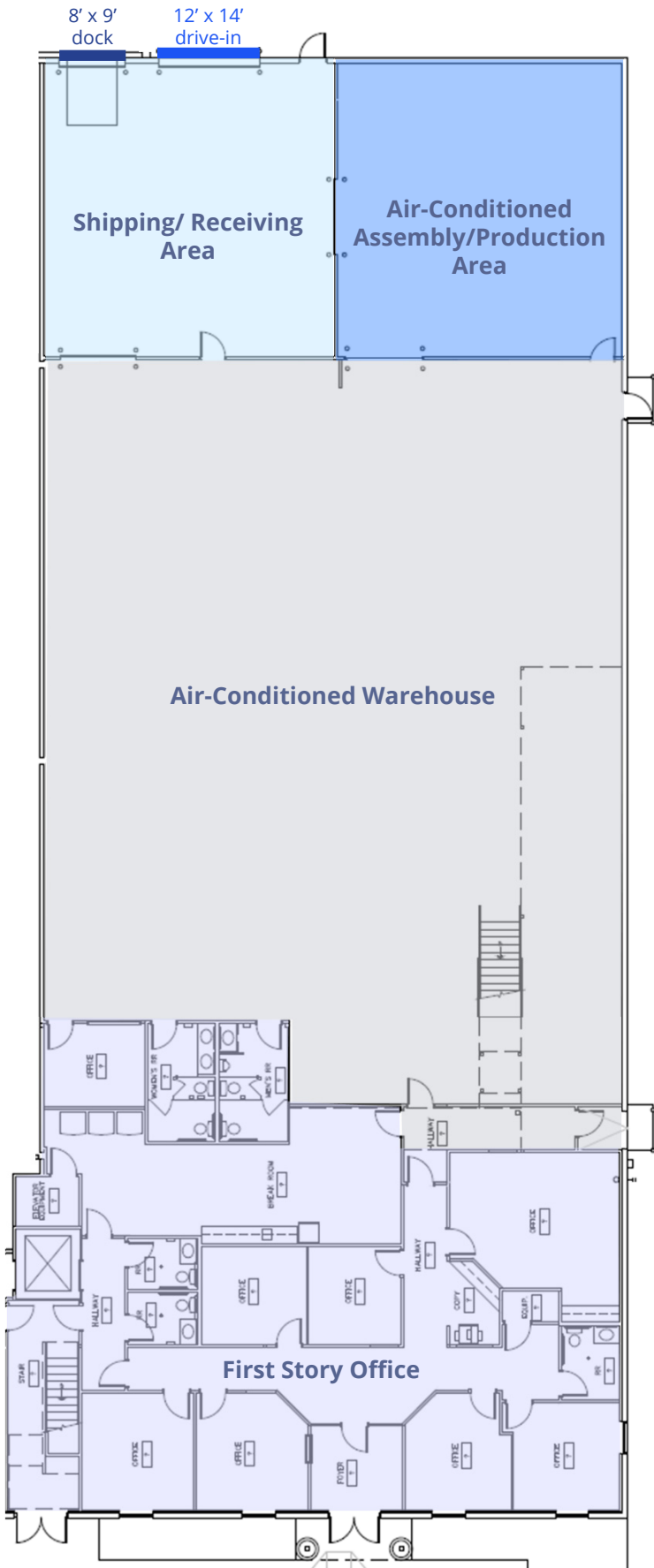
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# Floor Plan & Specs



## SUITE SPECS

Total Available SF ± 16,234

Warehouse SF ± 9,434

Office Space ± 6,800

Docks (1) 8' x 9' dock door  
- with bumpers, leveler & seals

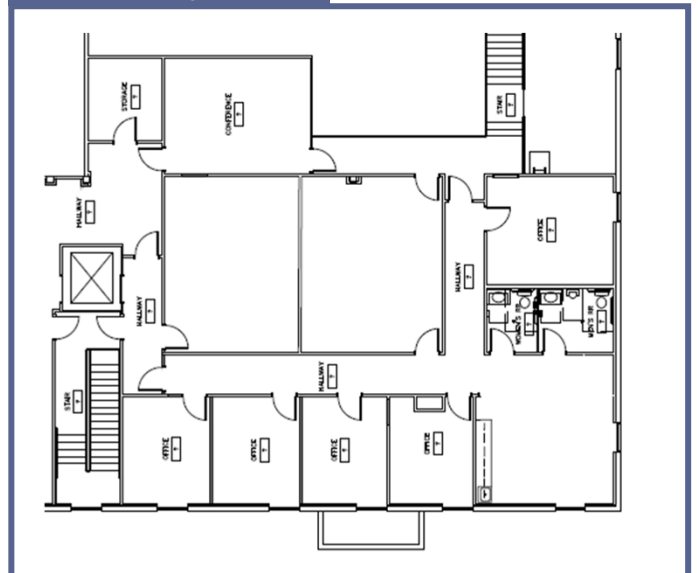
Drive-in Doors (1) 12' x 14' grade-level, automatic drive-in door

Main Panel Power 3 phase / 800 amp / 208Y / 120 volt

## Other Specs

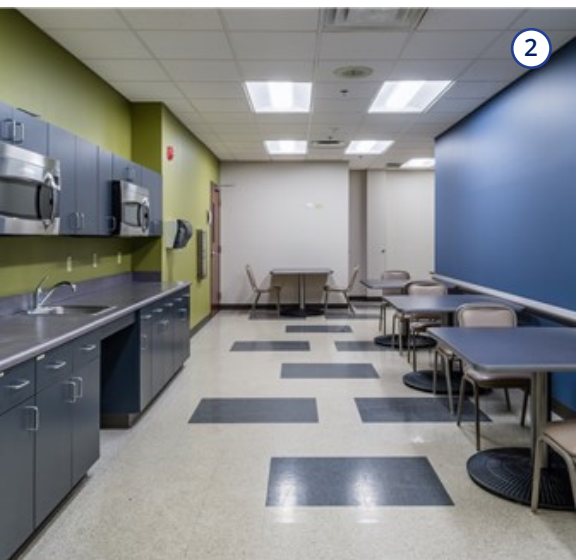
- Air-conditioned warehouse and assembly/production area
- Electrical outlets along warehouse walls
- Multiple private offices
- Large cafeteria style break room
- Large conference room with wet bar
- Security system in place
- Large training room
- Second story office has its own designated kitchenette/break area

## Second Story Office





1



2



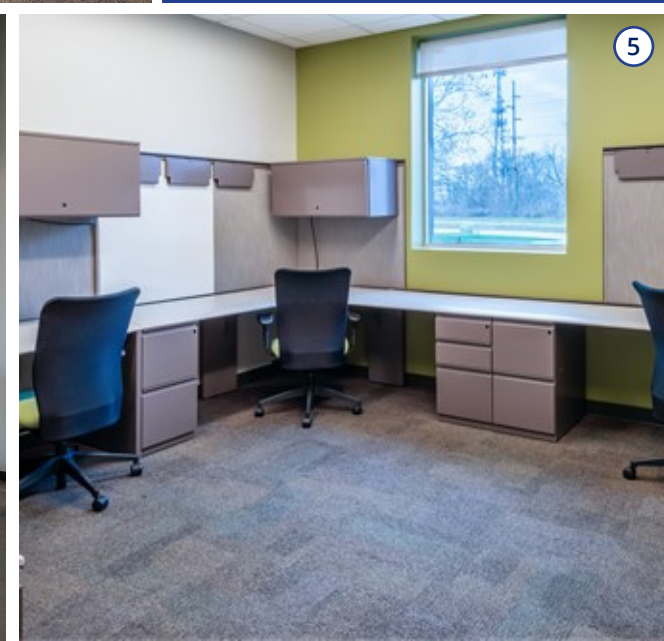
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## GALLERY

- 1 Climate controlled warehouse
- 2 Large cafeteria style kitchenette/ break room
- 3 Large conference room
- 4 12' x 14' drive-in door and air-conditioned assembly area
- 5 Plenty of offices with abundant natural light

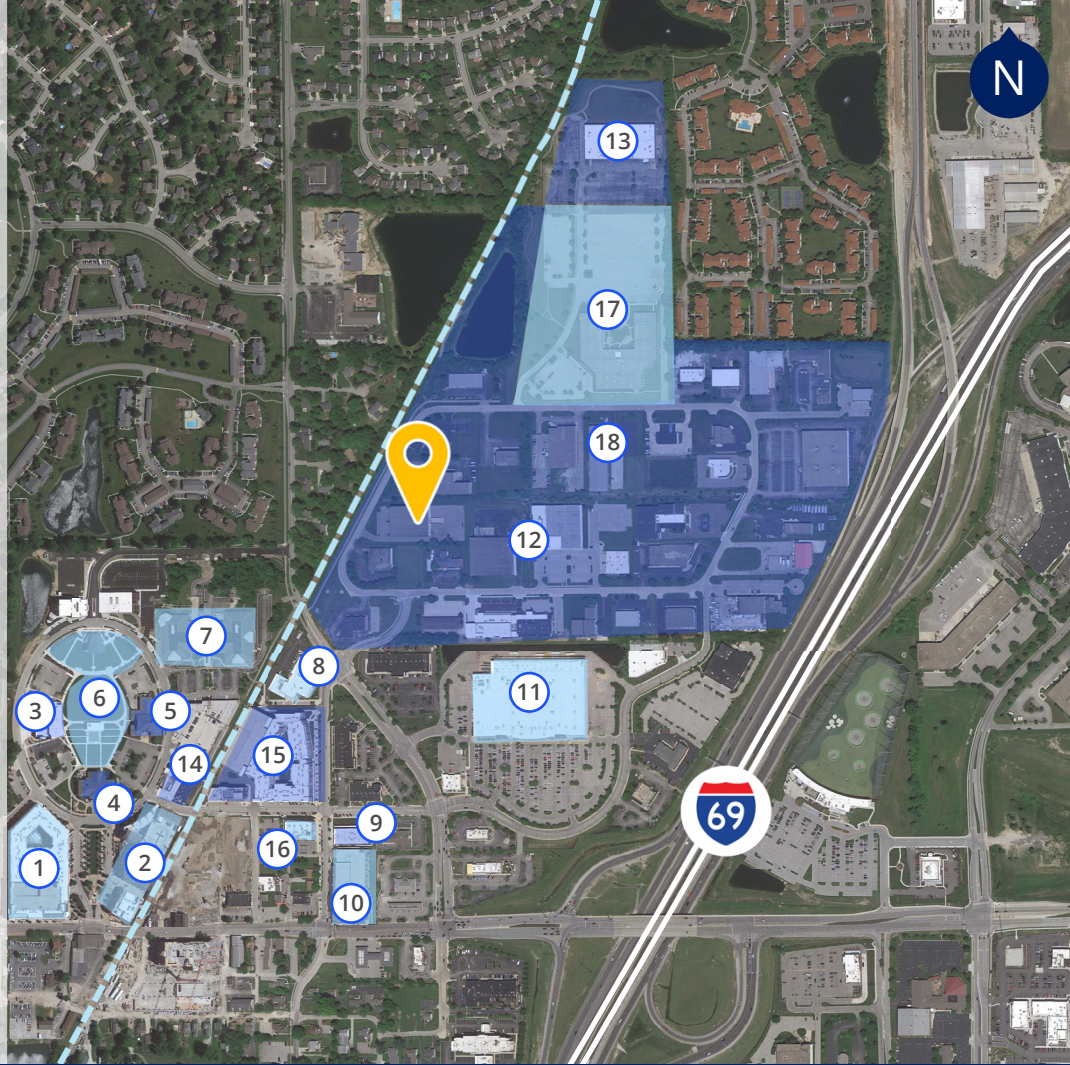


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- 1 Nickel Plate Trail
- 2 The Depot
- 3 The Switch
- 4 Fishers Fire Station
- 5 Fishers Town Hall
- 6 Fishers Police Station
- 7 Amphitheater / Park
- 8 Fishers Library
- 9 Meyer – Najem HQ
- 10 Fishers Office Center
- 11 The Edge
- 12 Target
- 13 Technology Park
- 14 Launch Fishers
- 15 Braden – New HQ
- 16 North Street Redevelopment
- 17 Four Day Brewing
- 18 The Visionary Project
- 19 Indiana IoT Lab Fishers



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2024	9,421	69,211	170,126
Population Projected 2029	9,674	72,366	177,317
Average HH Income	\$125,935	\$143,078	\$148,544
Total Households 2024	4,121	27,119	66,059
Households Project 2029	4,286	28,725	69,467

## CITY OF FISHERS AWARDS AND RECOGNITIONS

- #1 Place to live in America – *Money Magazine*
- #3 Safest Places in Indiana – *Movoto Real Estate*
- #1 Fastest Growing Communities – *Kelley 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*
- 11<sup>th</sup> Best Place to Move – *Forbes*
- #1 Top Cities for Families in U.S. – *The Learning Channel (TLC)*
- #1 Best Affordable Suburb in U.S. – *BusinessWeek.com*
- One of the 10 Best Towns for Families – *Family Circle*

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