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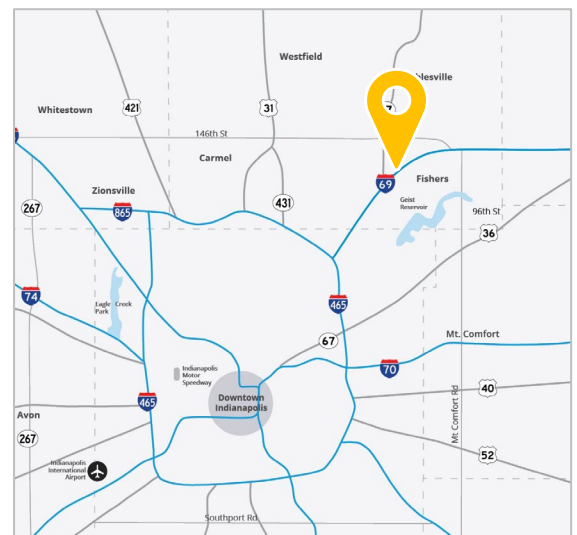
9925 E 126th St

Fishers, IN 46038

Flex Space Available in the Heart of Fishers, IN

Property Highlights

- 6,400 SF Available
- 3,000 SF office
- 12'6" clear height in warehouse | 9'8" clear height in office
- Double-door access in warehouse with potential to add a small drive-in door
- Power: (2) 200 amp | 3-phase services
- Excellent access to SR 37, I-69 and I-465
- Fishers, Indiana voted '#1 Place to Live in America' by Money Magazine
- 30 minutes to Downtown Indianapolis and Indianapolis International Airport
- Asking Rate = \$17.50/SF Modified Gross



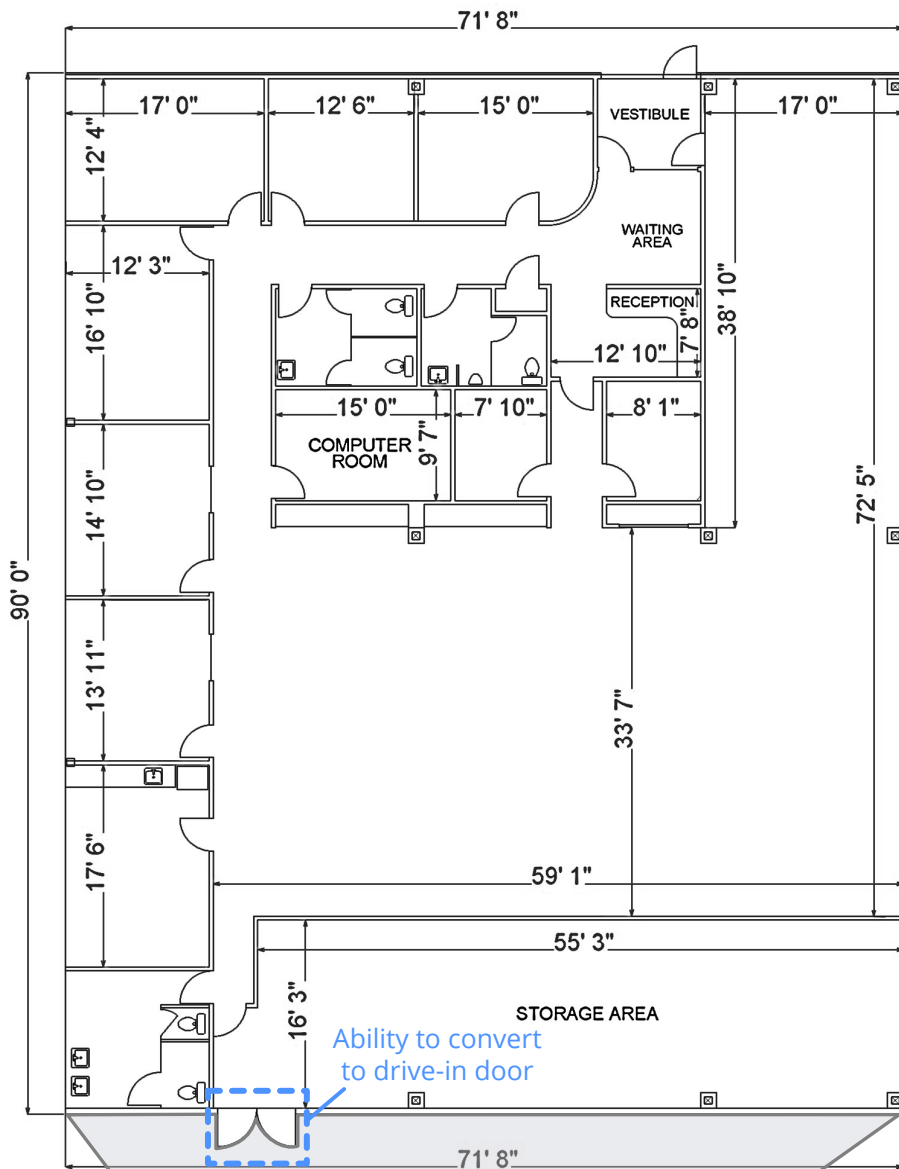
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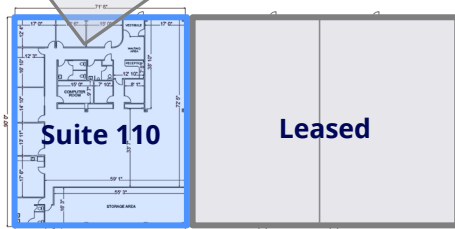
Colliers Indianapolis
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SUITE 110

Floorplan & Specs



Ability to convert
to drive-in door

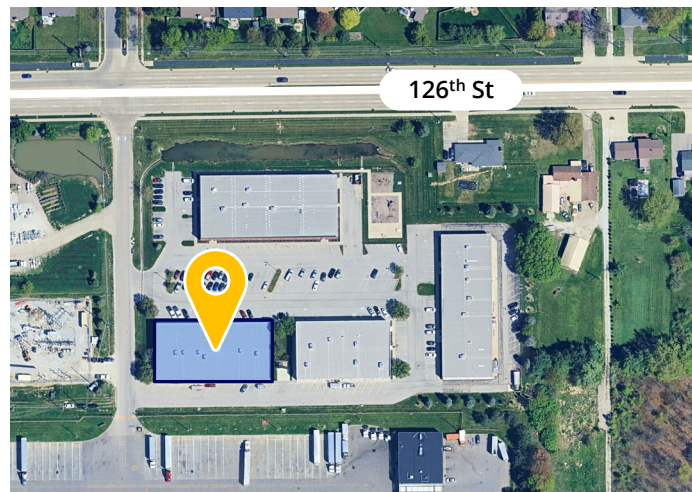


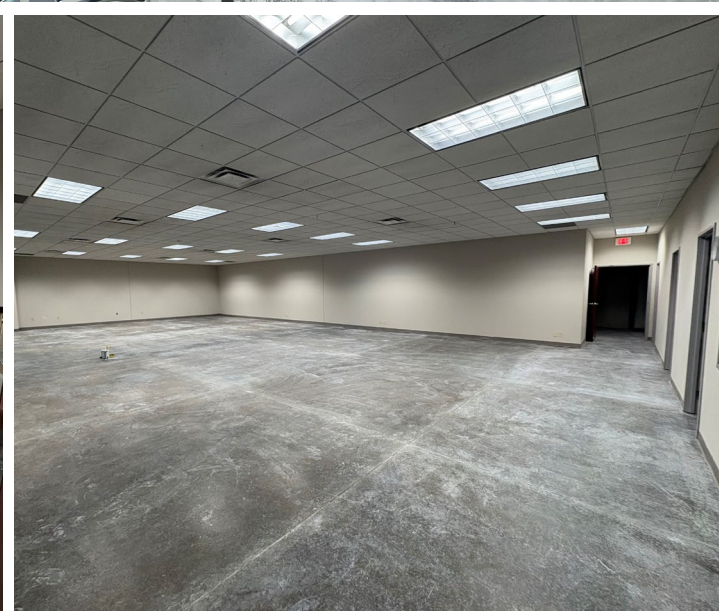
Suite 110

Office SF	3,000 SF
Warehouse SF	3,400 SF
Total SF	6,400 SF

Suite Specs

- 12'6" clear height in warehouse, 9'8" clear height in office
- Potential to add (1) small drive-in door
- Power:
 - 400 amp | 3-phase
- Multiple private offices
- Breakroom with kitchenette
- (3) restrooms
- Reception area with vestibule entry
- Open area suitable for cubicles, showroom, addtl. private offices, or warehouse use





Why Indy

Colliers



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

2022 – Site Selection Magazine

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

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1st
in U.S. for
manufacturing
output

1st
best state
to start a
business

2nd
Manufacturing
Jobs (% of
workforce)

3rd
leading state in
biotechnology
exports