

9114 TECHNOLOGY LN

Fishers, IN 46038

FOR SALE



PROPERTY HIGHLIGHTS

- Located minutes from I-69
- High demand location
- Renovated in 2021
- Modernized interior with updated systems, finishes, and flexible floor plan
- Ample on-site parking

OFFERING SUMMARY

Sale Price: \$5,500,000

Building Size: 14,232 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	388	1,002	3,717
Total Population	849	2,161	8,438
Average HH Income	\$113,040	\$112,871	\$127,953

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PROPERTY DESCRIPTION

This 14,232 SF flex building at 9114 Technology Lane offers a rare opportunity in the heart of Fishers' thriving commercial and technology corridor. Originally built in 1990 and fully renovated in 2021, the property blends modern functionality with long-term structural quality. Its flexible layout accommodates office, light industrial, or service-based operations, making it ideal for a wide range of users. Zoned TC, the site supports strong commercial versatility and future growth options. With excellent accessibility to I-69, ample parking, and proximity to major employers, this well-maintained facility presents an exceptional acquisition for both investors and owner-occupants seeking a strategic, high-demand location.

LOCATION DESCRIPTION

Situated in the heart of Fishers' thriving tech and business corridor, 9114 Technology Lane offers exceptional accessibility and strong visibility within one of the city's most active commercial hubs. The property is conveniently located just minutes from I-69, allowing seamless connectivity to downtown Indianapolis and surrounding communities. Nearby retail, dining, and service amenities create a highly convenient environment for employees and visitors alike. Positioned within a growing innovation district, the site benefits from steady traffic, professional surroundings, and proximity to major employers.

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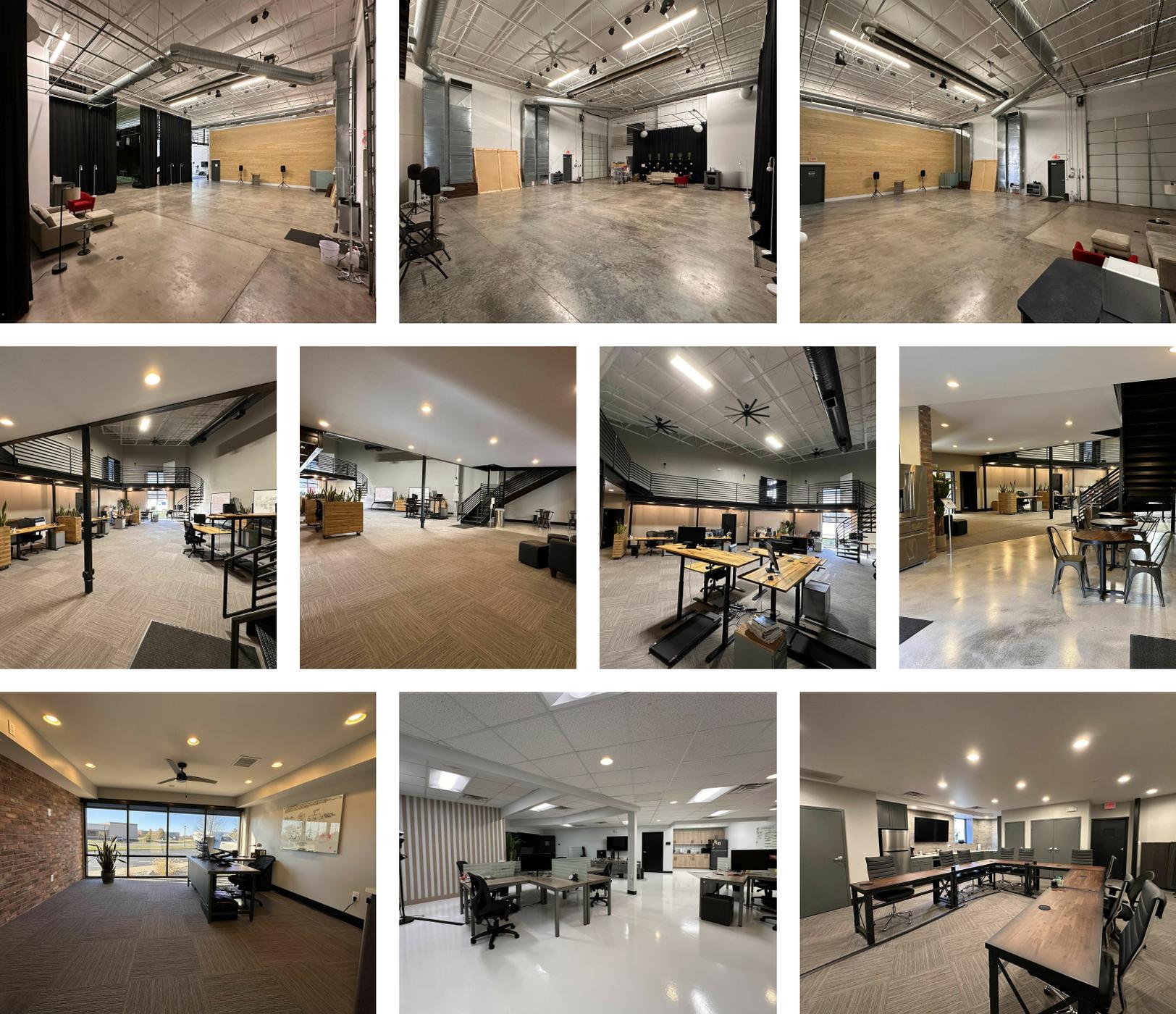
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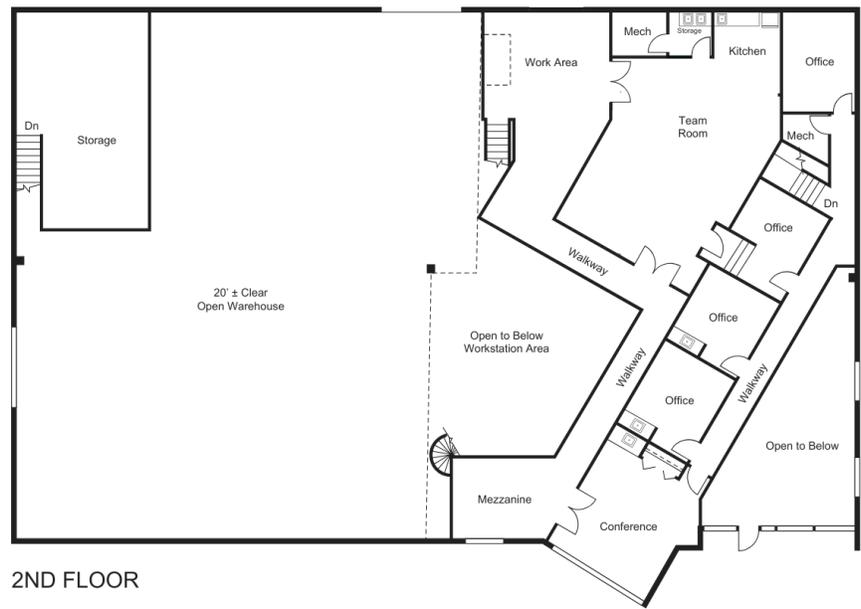
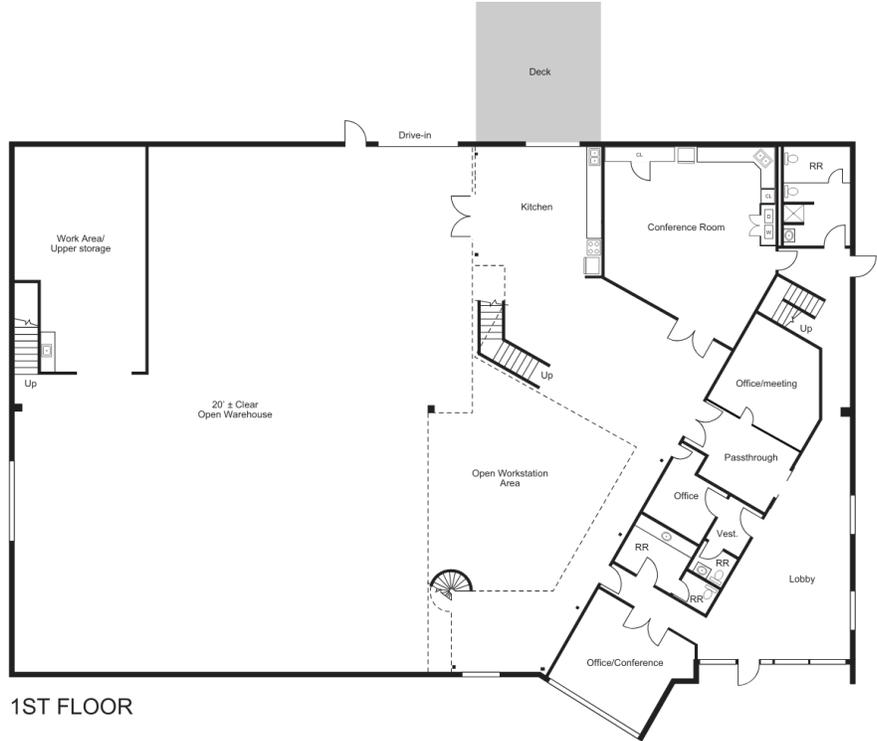
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