

PROPERTY WEBSITE



AVAILABLE SF

7,000 SF

LEASE RATE

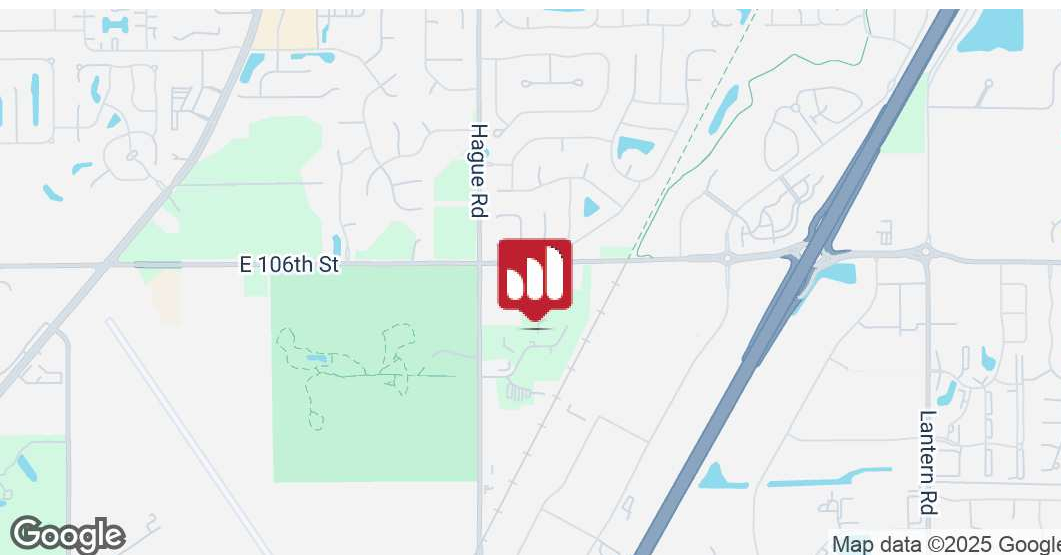
NEGOTIABLE

PROPERTY HIGHLIGHTS

- +/- 7,000 SF Building
- +/-1,800 SF Office
- 16' Clear Height & 2 Drive-in doors (10'x12' & 12'x12')
- 1.57 AC (Approx. 0.5 AC outdoor storage) - Secured lot
- Hard to find stand-alone flex building in Fishers with outdoor storage opportunity
- Quick access to I-69

FOR LEASE

7724 LOMA CT.
Fishers, IN 46038



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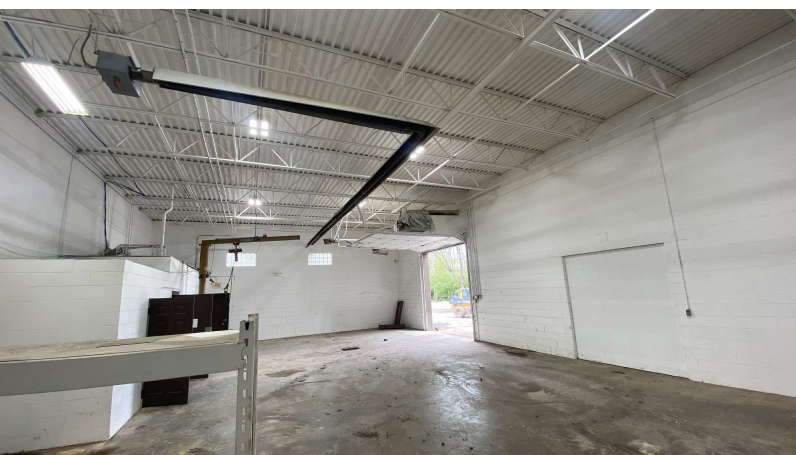
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7724 LOMA CT.

Fishers, IN 46038

FOR LEASE



PROPERTY DESCRIPTION

Introducing a rare opportunity in Fishers, IN. This stand-alone flex building at 7724 Loma Ct. offers +/-7,000 SF with +/-1,800 SF dedicated to office space, a 600 SF mezzanine, fenced outdoor storage, & recent updates throughout.

With quick access to I-69, this property perfectly suits businesses seeking a premier location that combines functional space with outdoor storage opportunities. Don't miss the chance to lease this versatile and very well-located building.

LOCATION DESCRIPTION

Nestled in the vibrant city of Fishers, IN, this area offers a dynamic blend of convenience & charm, making it an ideal location for your business. With easy access to major highways like I-69 & I-465, as well as close proximity to Downtown Indianapolis, the location provides excellent connectivity for businesses. In the surrounding area, you'll find an array of restaurants, shopping centers, & green spaces, creating a vibrant & appealing environment for employees & customers alike. The presence of local amenities, such as the Nickel Plate District & Conner Prairie Interactive History Park, adds to the allure of this thriving community, making it a prime destination.

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FOR LEASE

Lease Rate

NEGOTIABLE

LOCATION INFORMATION

Street Address	7724 Loma Ct.
City, State, Zip	Fishers, IN 46038
County	Hamilton

SPECS

Clear Height	16'
Drive-in Doors	2 - 10'x12' & 12'x12'
Lighting	New LED in warehouse
Floors	2
Roof	New in 2022

PROPERTY INFORMATION

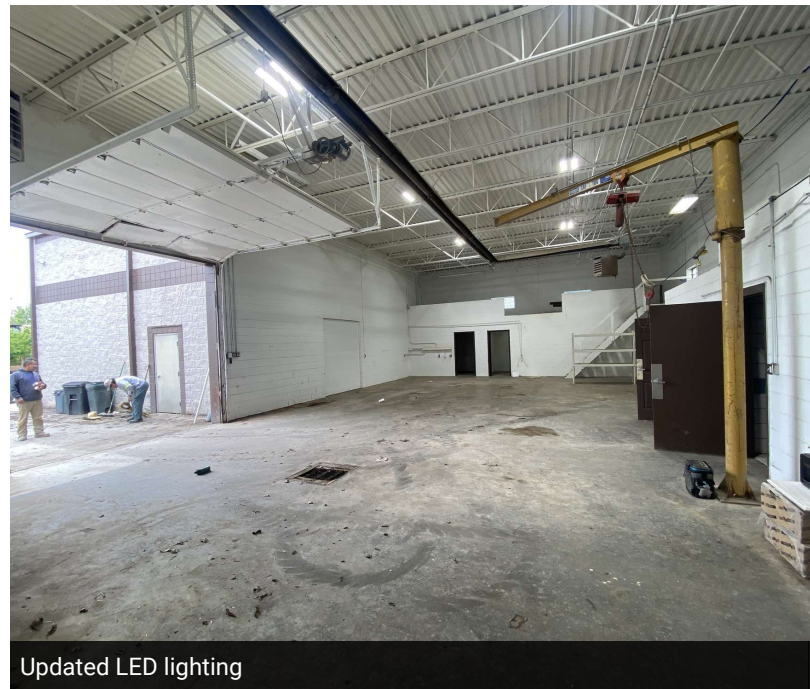
Property Type	Industrial
Property Subtype	Flex Space
Lot Size	1.57 AC , w/ 0.5 AC fenced
APN #	14-14-12-00-02-004.000

BUILDING INFORMATION

Building Size	+/- 7,000 SF
Building Class	B
Tenancy	Single
Office Space	+/- 7,000 SF
Warehouse Space	+/- 4,600 SF
Mezzanine	+/- 600 SF



Warehouse recently painted



Updated LED lighting

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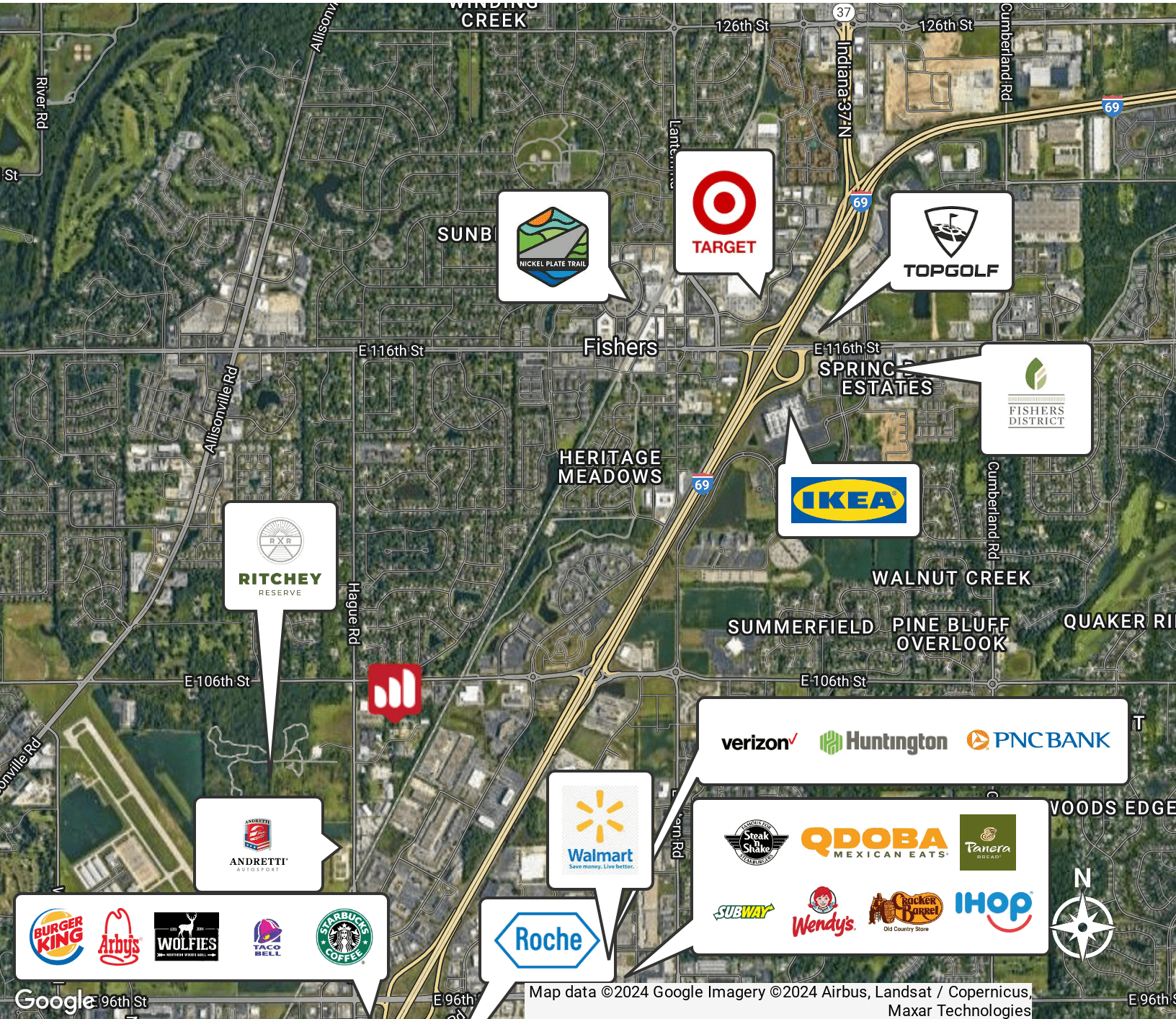
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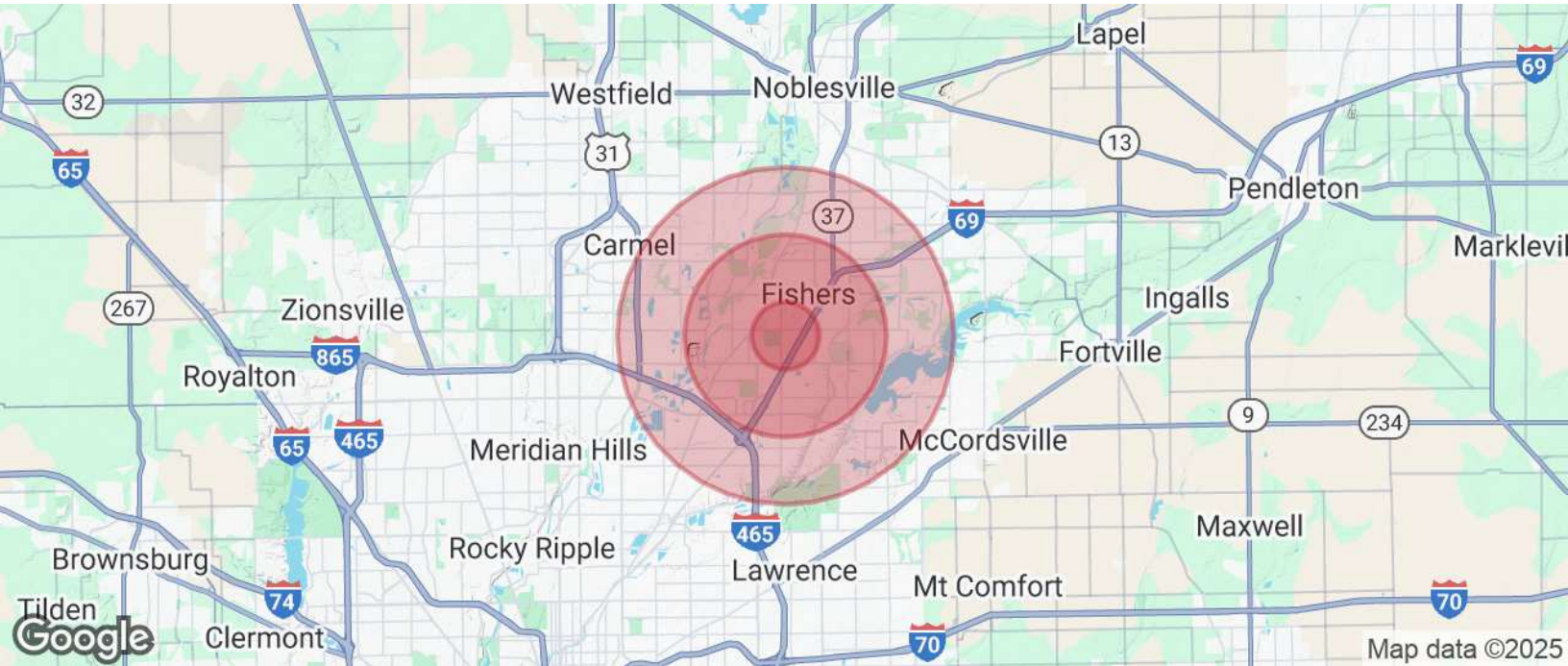
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,293	59,215	174,115
Average Age	40	40	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,897	25,932	70,401
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$110,215	\$127,180	\$147,704
Average House Value	\$334,536	\$343,890	\$419,033

Demographics data derived from AlphaMap

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