

# High-Image Corporate Distribution Center

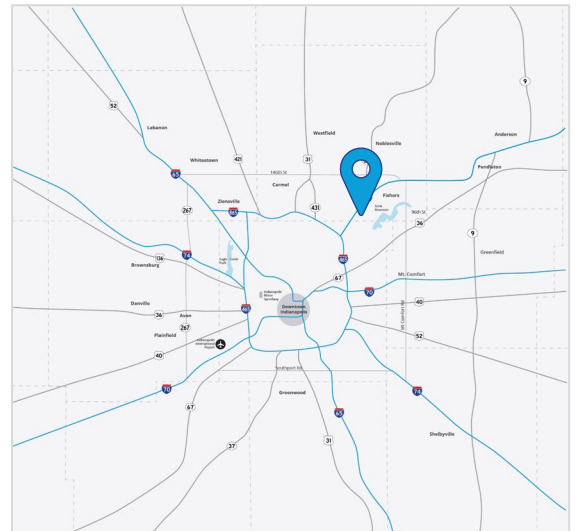
Colliers

For Sale or Lease

## Freestanding Cross-Docked Building in Fishers

### 8600 Roberts Drive Fishers, IN 46037

- 189,095 SF total (14,910 SF office)
- Infill Fishers location with immediate access to I-69 at Exit 203
- Convenient access to I-465
- Above standard loading dock count: Forty (40) loading docks (8' x 10')
- Above standard clear height: 40' clear height
- Significant property improvements recently completed (see page 4)
- Available Immediately
- Sale Price: \$22,000,000
- Lease Rate: \$6.75 PSF NNN
- 2025 Estimated Operating Expenses
  - Real Estate Taxes: \$0.92 PSF
  - Property Insurance: \$0.06 PSF
  - CAM: Tenant Responsibility



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Property Video



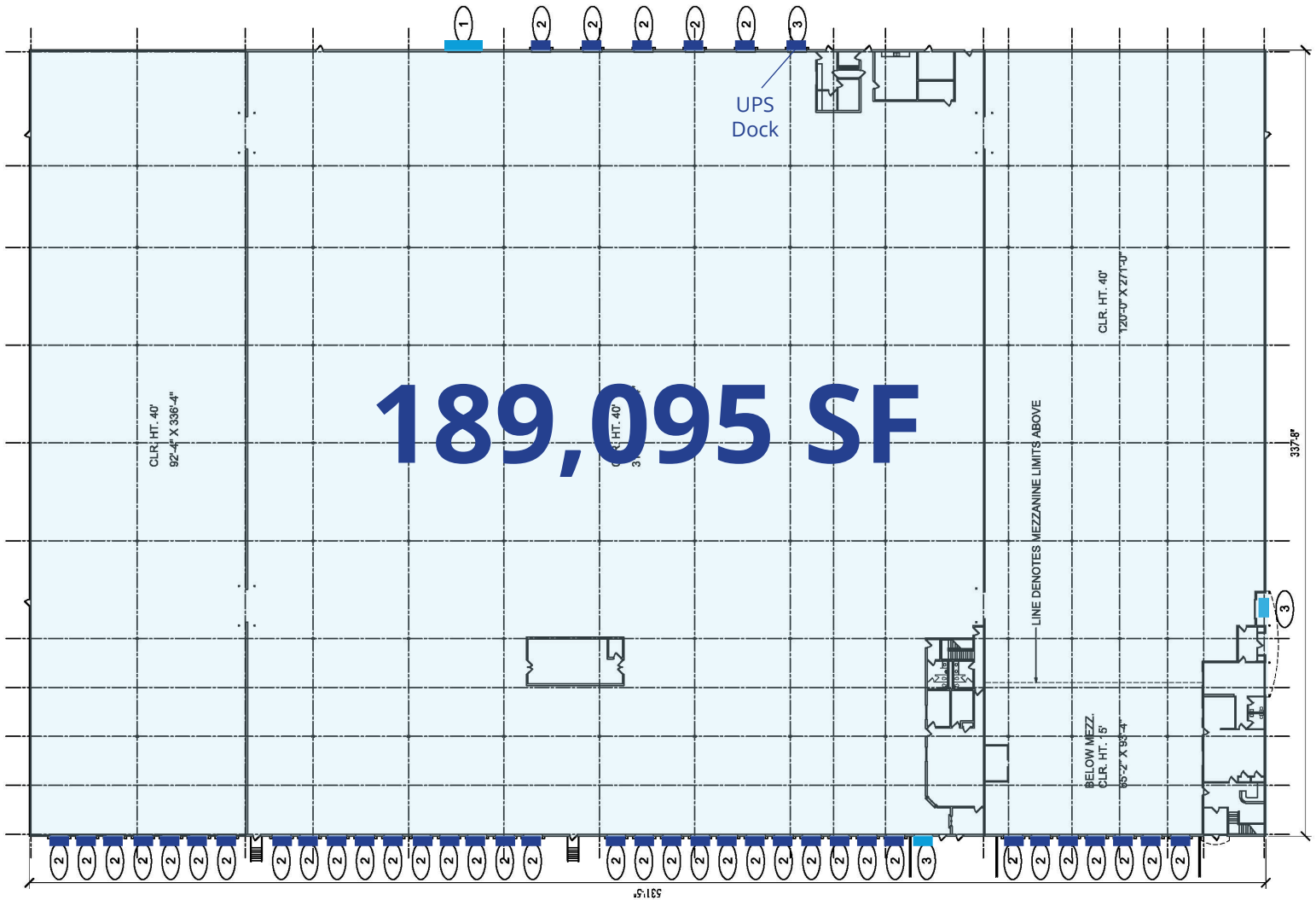
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# Floor Plan & Specs

## Key

- = dock doors
- = drive-in doors

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## Property Specifications

Total Building SF	189,095 SF	Private Offices	16
Office SF	14,910 SF	Auto Parking	134 spaces
Site Area	7.92 acres	Trailer Parking	At dock positions
Zoned	I-1 (Industrial)	Warehouse Lighting	LED
Year Built	1990	Warehouse HVAC	Heat only
Column Spacing	46' x 42'	Forklift Charging Stations	±20
Clear Height	40'	Power	800 amps   480 volt   3-phase
Loading Docks	(40) 8' x 10' dock doors (1) 8' x 10' UPS dock door	Internet Speed	Potential for 1.25 GBs max
		Fire Protection	Wet sprinkler system
Drive-in Doors	(1) 14' x 14' drive-in door (2) 8' x 10' drive-in doors	Sprinkler Density	PSF of 80 w GPI of 1500

## Utility Providers

Electric: Duke Energy

Gas: Centerpoint

Water: Citizen's Energy

Sewer: Fishers Sewer Utility

Telecom: AT&T





# Recent Property Improvements

## INTERIOR

- Fresh interior paint in the warehouse
- New dock doors, seals, and bumpers
- Fresh paint, new flooring, and new ceiling tiles in first floor office space
- New LED lighting in office and warehouse areas

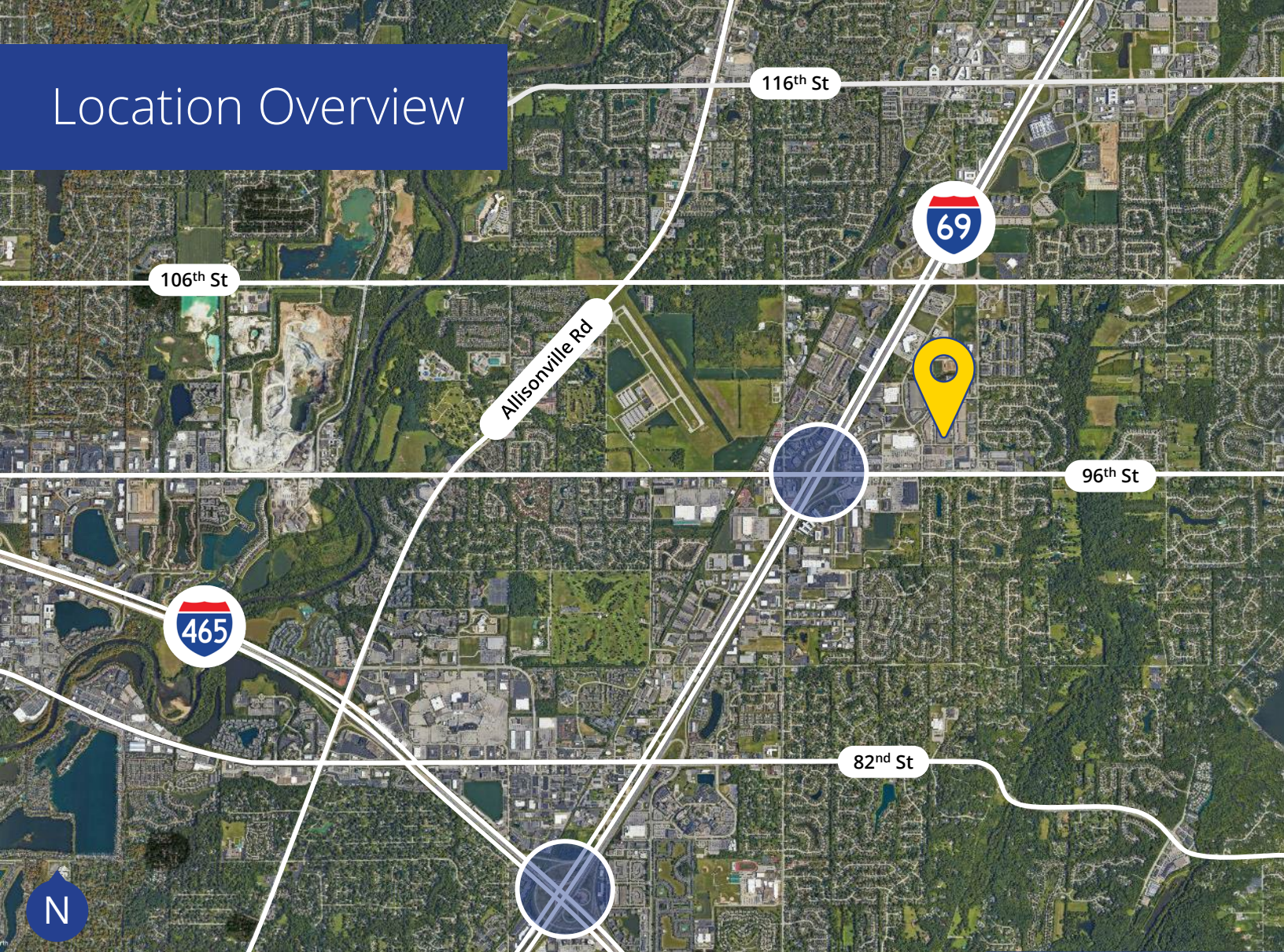
## EXTERIOR

- Full roof membrane replacement
- Full asphalt replacement
- Fresh exterior paint
- Landscape touch ups
- Significant concrete curb repair and replacement





# Location Overview



## Nearby Amenities

### Area Restaurants

Another Broken Egg Café  
Blaze Pizza  
Chatham Tap  
Five Guys Burgers  
Four Day Ray Brewing  
Gigi's Cupcakes  
Greek's Pizzeria  
Handel's Homemade Ice Cream  
LouVino Restaurant & Wine Bar  
McAlister's Deli  
McDonald's  
O'Charley's  
Pure Eatery  
Qdoba Mexican Eats  
Original Pancake House  
Smoothie King  
Steak 'n Shake  
The Well Coffeehouse  
Verde Flavors of Mexico  
Wendy's

### The Yard

101 Beer Kitchen  
1933 Lounge  
Bibibop Asian Grill  
Blue Peppermint  
Chicken Salad Chick  
Cyclebar Fishers  
Fishers Test Kitchen  
Havana Cigar & Whiskey Lounge  
Kincaid's Meat Market  
Peace Water Winery  
PetPeople  
Pier 48 Fish House & Oyster Bar  
RIZE  
Sangiovese Ristorante  
Sangrita Grill + Cantina  
Shake Shack  
Sun King Fishers  
Tavern + Kitchen  
The Hot Room Yoga  
Tropical Smoothie Café  
Verizon  
And more!

### Lodging

Best Western Fishers  
Comfort In & Suites  
Hilton Garden  
Holiday Inn Express  
Residence Inn by Marriott  
Staybridge Suites

### Retail & Entertainment

Ikea  
Kohls  
Kroger's  
Lifetime Fitness  
Meijer's  
Menards  
Sam's Club  
Target  
Top-Golf  
Wal-Mart

### Banks

Chase  
Huntington  
PNC Bank  
Regions Bank  
Star Financial

## Drive Times

3 mins



7 mins



24 mins  
Downtown



34 mins  
IND Airport

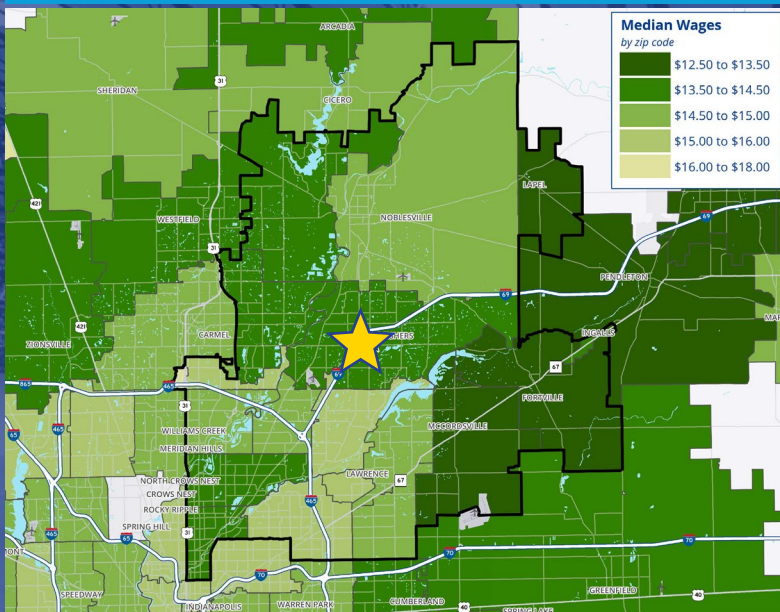




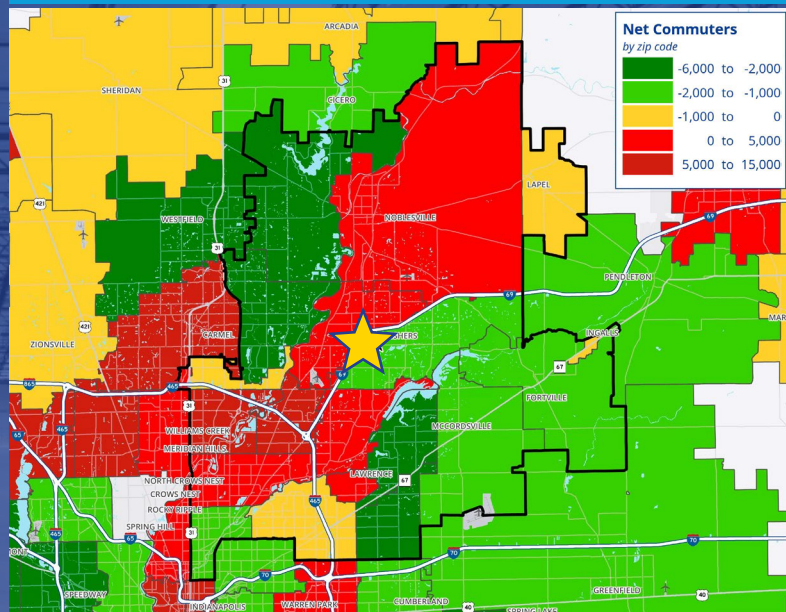
# 8600 Roberts Drive

## Labor Data – Fishers, IN

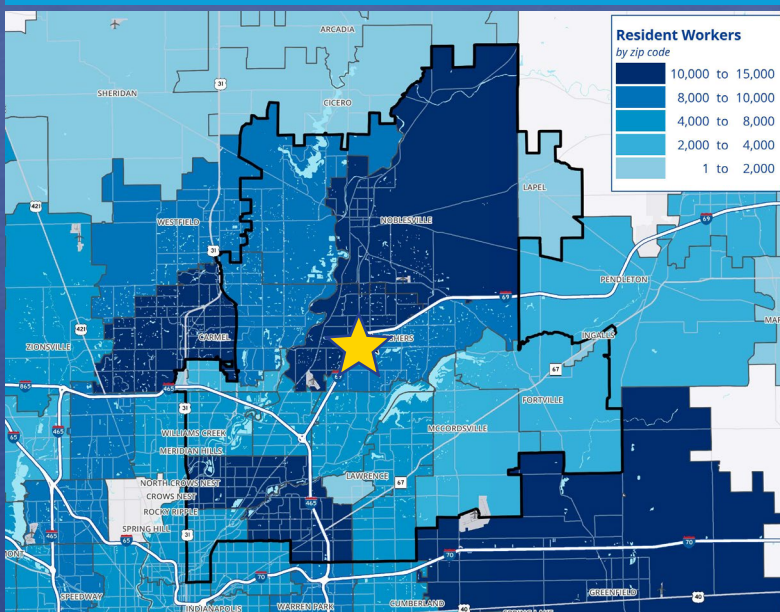
### Median Wages



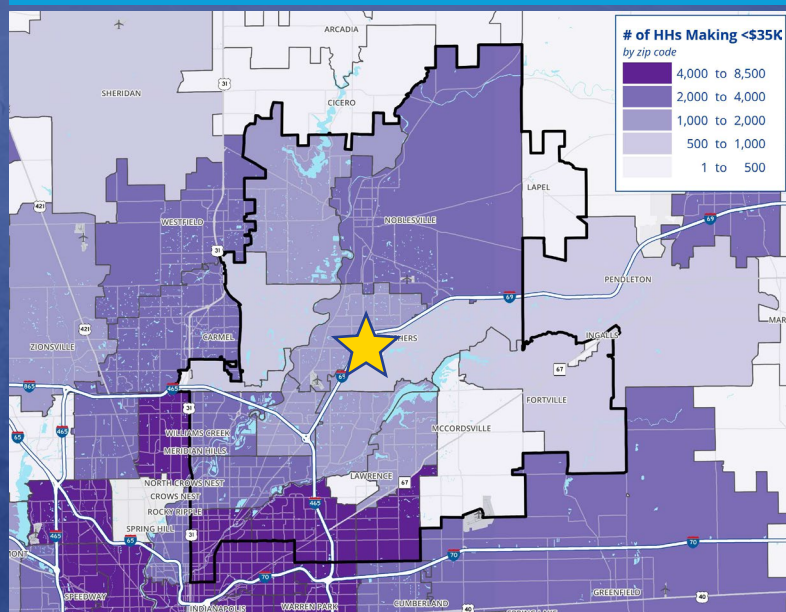
### Net Commuters



### Resident Workers



### Household Income



# Why Fishers

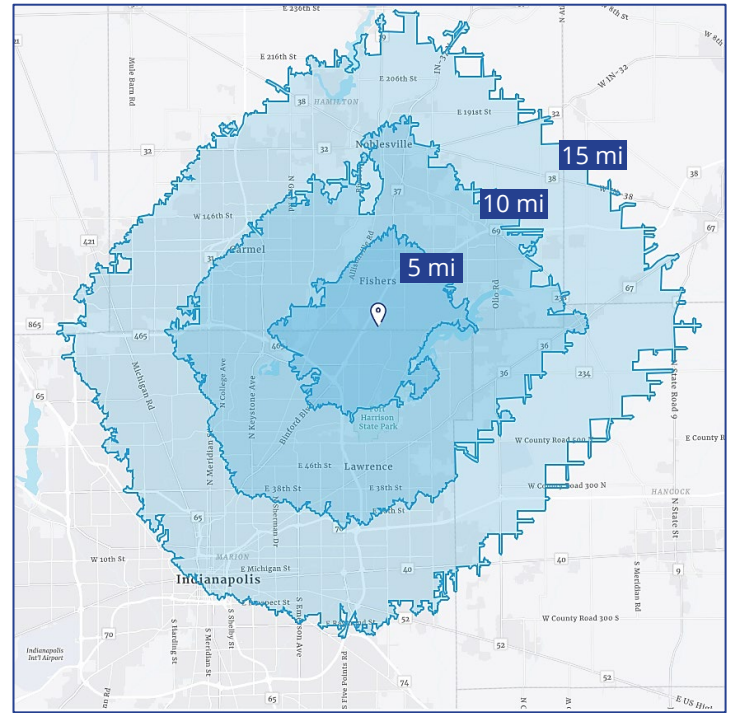


## AWARDS & RECOGNITIONS – CITY OF FISHERS

- #1 Place to Live in America  
*Money Magazine*
- #3 Safest Places in Indiana  
*Movoto Real Estate*
- #1 Fastest Growing Communities  
*Kelly 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 10 Cities for Families in U.S  
*BusinessWeek.com*
- One of the 10 Best Towns for Families  
*Family Circle*



## NORTHEAST SUBMARKET – UNRIVALED CONNECTIVITY



## FISHERS, INDIANA WORKERS – ACCESS TO A UNIQUE LABOR POOL

**120,398**

Residents of the Drivetime Area in Occupations Paying Less Than \$17.50/HR

**\$19.29**

Median Wage – Forklift Driver

**\$14.96**

Median Wage – Stock + Order Filler

**37,534**

Households in Drivetime Area Earning <\$35K



## HAMILTON COUNTY – KEY DEMOGRAPHIC PROFILE

	1 Mile	3 Miles	5 Miles
Population	5,531	62,684	172,034
Total Households	2,297	26,243	67,085
Average Household Size	2.41	2.38	2.56
Median Age	35.8	37.4	37.3
Average Household Income	\$104,530	\$111,531	\$122,334