



FOR SUBLEASE

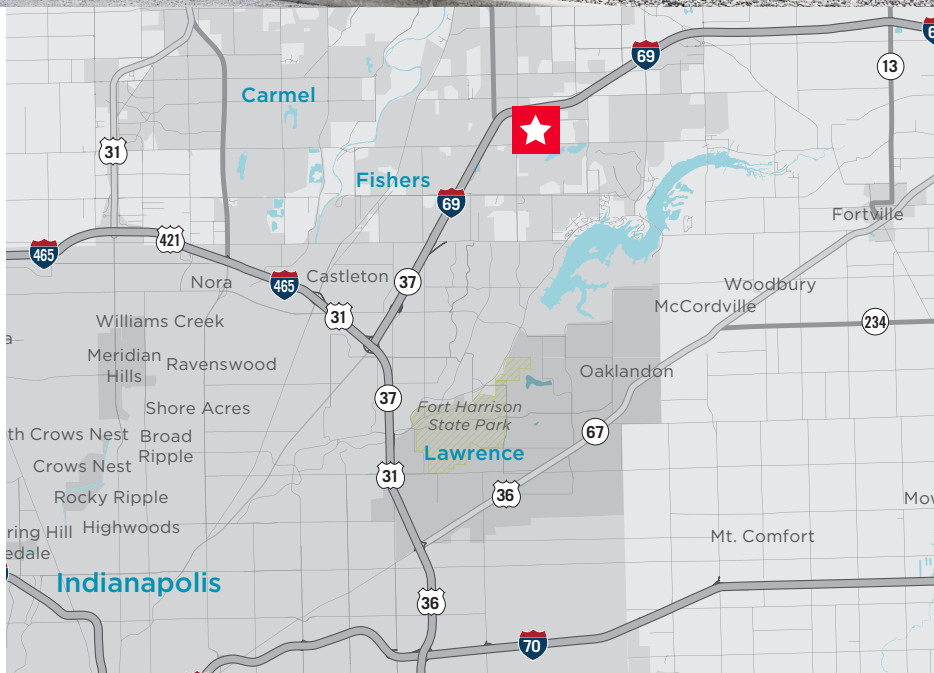
9890 E. 121st Street
Fishers, IN 46037

AVAILABLE: ±21,283 SF



Property Highlights

- ±21,283 SF Total Available
- ±4,544 SF Office
- Clear height: ±24'
- Zoning: C-3 & I-1
- Three (3) 10' x 9' docks
- Two (2) 14' x 14' drive-ins
- Warehouse floor drains in front of drive-in doors
- Available immediately
- Sublease term through 11/30/2027; although a longer term lease is also available.
- Sublease Term Rates:
 - \$5.41/SF NNN thru 11/30/2025
 - \$5.52/SF NNN 12/1/2025-11/30/2026
 - \$5.63/SF NNN 12/1/2026-11/30/2027
- Est. OPEX: \$3.21/SF



Ryan E. Baker, SIOR, CCIM
Executive Managing Director
Direct +1 317 352 5428
Mobile +1 317 979 7182
ryan.baker@cushwake.com

One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
Fax +1 317 639 0504

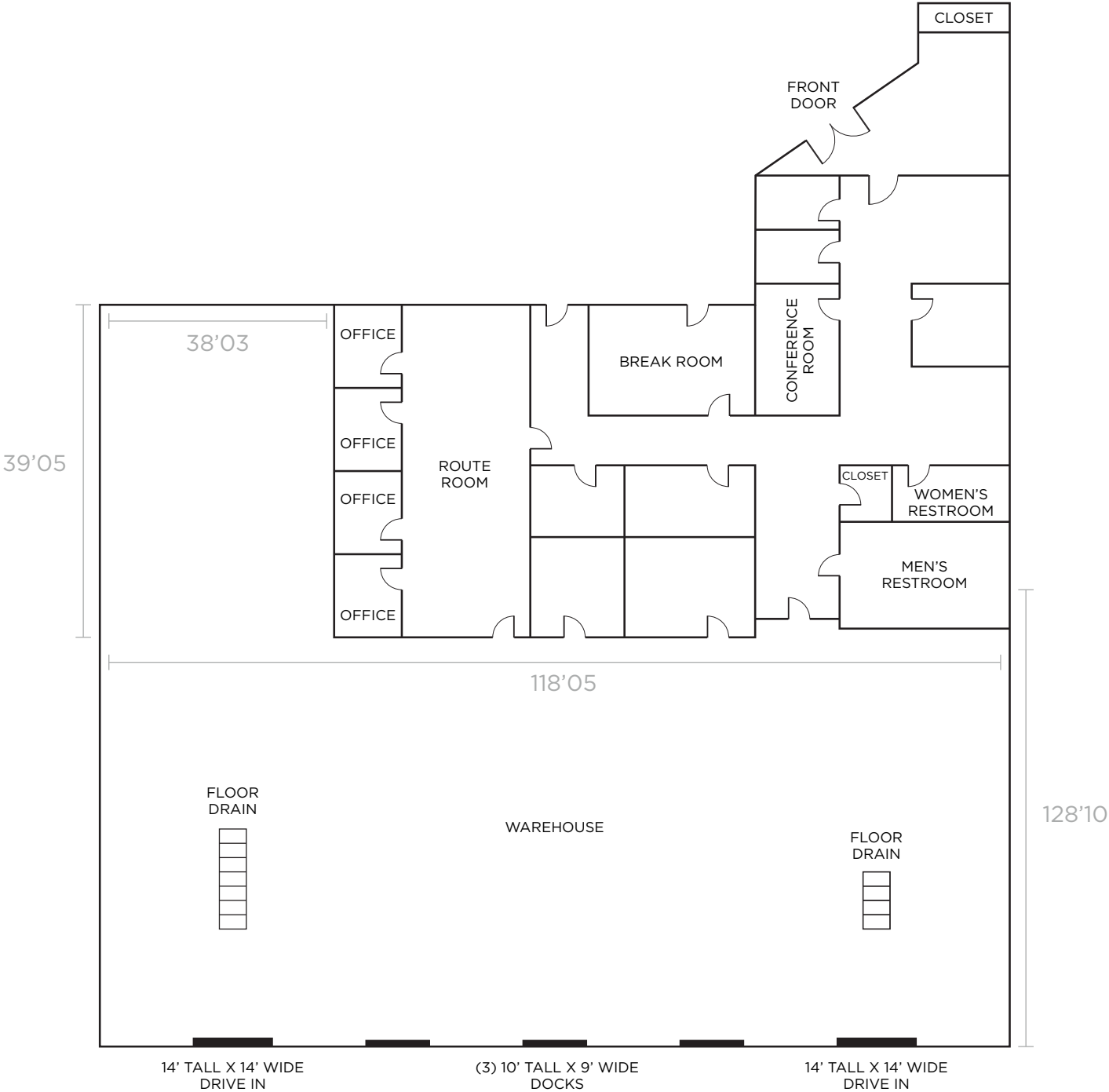
cushmanwakefield.com

FOR SUBLEASE

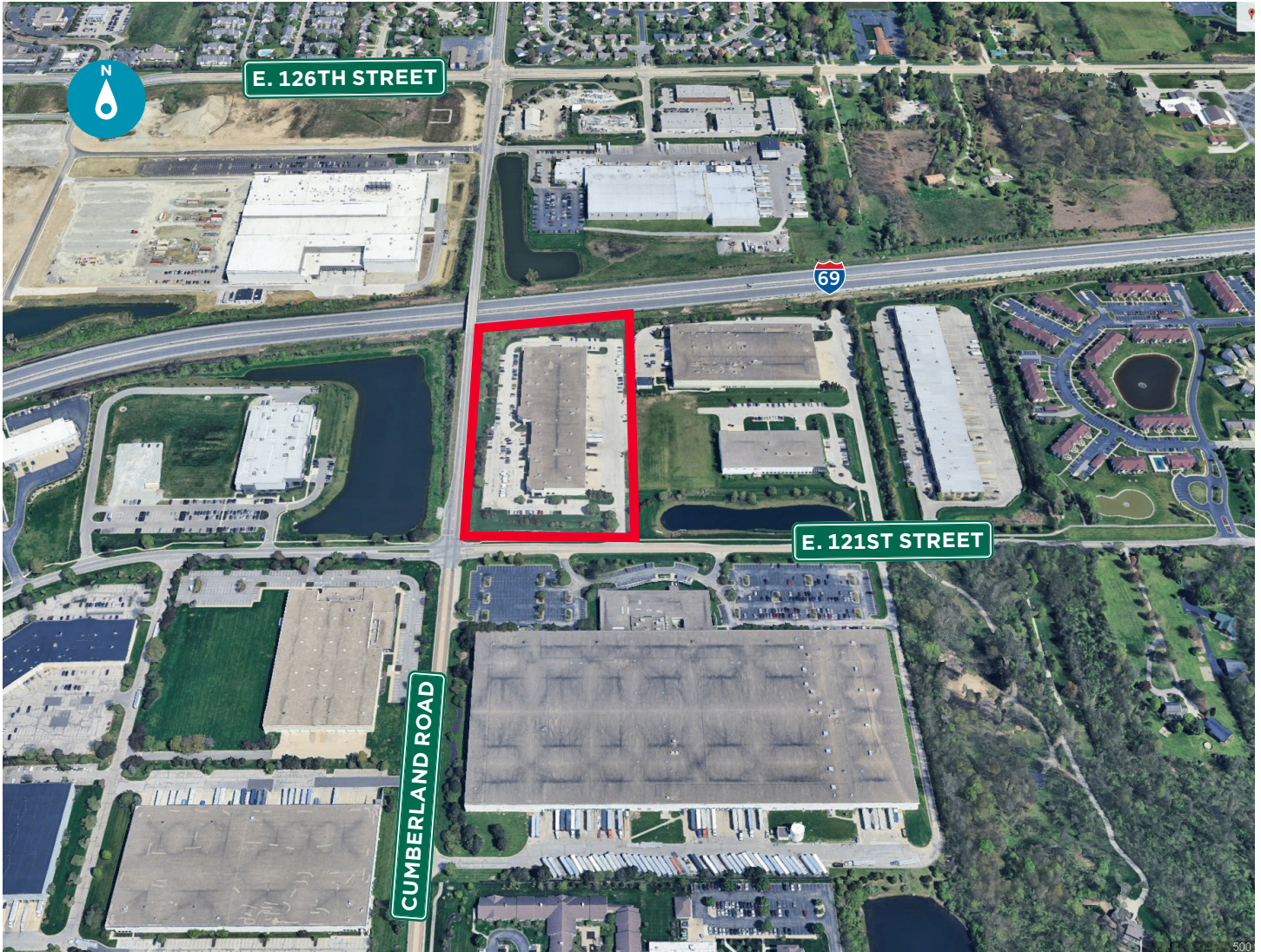
9890 E. 121st Street

Fishers, IN 46037

Floor Plan



Aerial





**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

9890 E. 121st Street
Fishers, IN 46037

