

FOR SUBLEASE

9890 E. 121st Street Fishers, IN 46037



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



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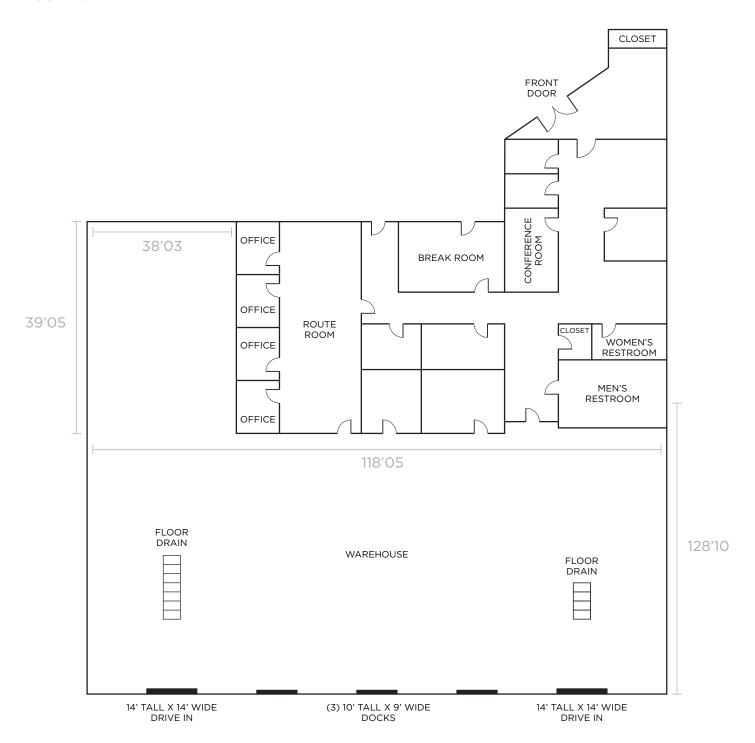
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Floor Plan





Aerial





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