



For Lease

Light Manufacturing / Distribution Center (Former Diamond Food Production Facility)

- 177,850 s.f. available immediately
- Divisible to approximately 60,000 s.f.
- Convenient access to I-69 and 116th Street
- Access to numerous amenities including dining and retail
- 34 miles to Indianapolis International Airport

Leasing by:



**11899 Exit 5 Parkway
Fishers, IN 46037**

Brian Seitz, SIOR
+1 317 810 7184
brian.seitz@am.jll.com

Steve Schwegman, SIOR
+1 317 810 7185
steve.schwegman@am.jll.com

Pete Alveal
+1 317 997 9362
palveal@premiercres.com

Tom Ferguson
+1 317 714 7171
tferguson@premiercres.com

jll.com/indianapolis

11899 Exit 5 Parkway

Fishers, Indiana

Building highlights

- 177,850 s.f. Distribution center
 - Divisible to $\pm 60,000$ s.f.
- (15) Dock-high positions with full dock packages
- Sprinklered fire suppression
- 280' - 350' Building depth
- 32' Clear in warehouse portion of building
- 35' D x 40' W and 35' D x 30' W column bay spacing
- 153 Auto parking
- Zoned Planned Unit Development Commercial (PUD C)
- (4) Separate power service feeds
 - (2) Main electrical room feeds
 - 480VAC, 3Ph, 2000Amp Service with switch gear
 - 480VAC, 3Ph, 1200Amp Service with switch gear
 - (1) East mechanical room feed
 - 480VAC, 3Ph, 1600Amp Service with switch gear
 - (1) Warehouse feed
 - 480VAC, 3Ph, 800Amp Service with switch gear



Electric by
Duke Energy



Water by
Citizens or
American Water



Gas by
Vectren



Sewer by
HSE Utilities



Internet by
Comcast, AT&T,
Spectrum,
Metronet,
others



Telecom by
Nortel Norstar



Fire Protection
by ADT / Koorsen

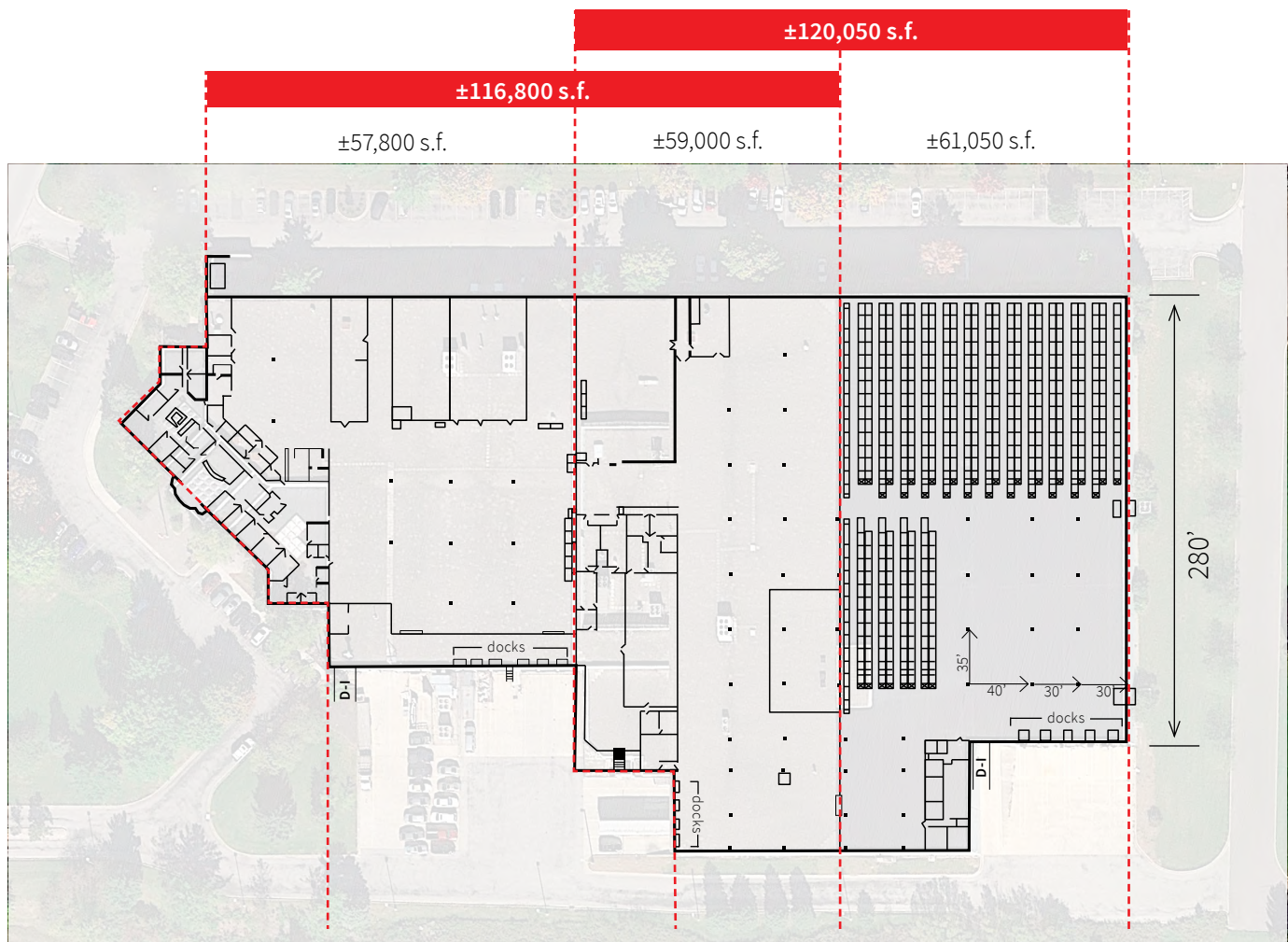


Leasing by:



Building layout

- 177,850 s.f. Distribution center
- 11,607 s.f. Front office
- 4,053 s.f. Plant office
- 1,700 s.f. Electrical/mechanical rooms





Fishers, Indiana

Fishers, Indiana, just off Interstate 69, is the state's fifth largest city, a vibrant community and has experienced exponential population and business growth over the last decade. With a rich blend of businesses in industries like life sciences, technology, and financial services; Fishers is the ideal location for a growing company.

Fishers is home to the corporate headquarters for First Internet Bank, Knowledge Services and Stanley Security Solutions. In addition, the city has invested in Launch Fishers and the Indiana IoT Lab - Fishers, which provide a strong entrepreneurial atmosphere to foster new businesses and technology from idea to reality. With the supporting resources and space to grow, Fishers is positioned to be the hub for innovation and a destination for corporate headquarters.

Designated the 2017 Money Magazine Best Place to Live, there's no shortage of vibrancy or pride throughout the Fishers community. A wide array of cultural attractions, strong community engagement, exemplary schools and safety statistics all provide a sought-after quality of life for residents of Fishers.



DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2019. Jones Lang LaSalle IP, Inc. All rights reserved.