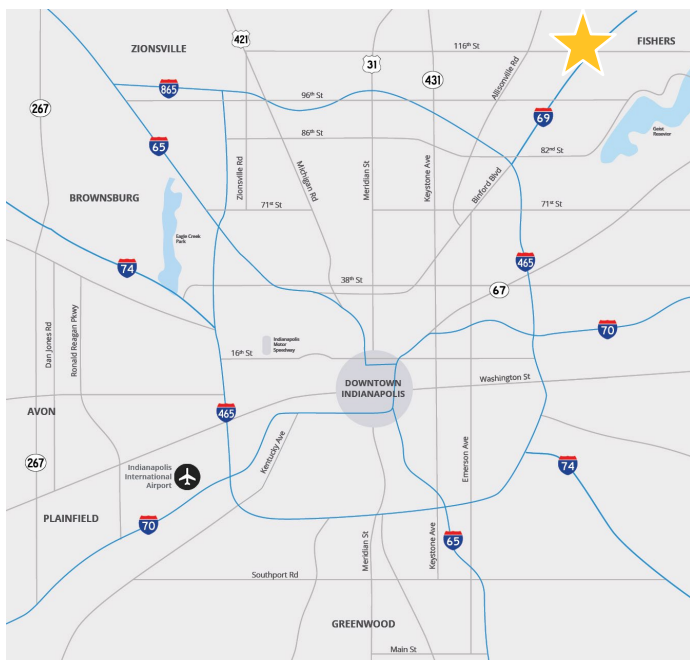




13095 Publishers Drive

FOR LEASE | Fishers, IN 46038



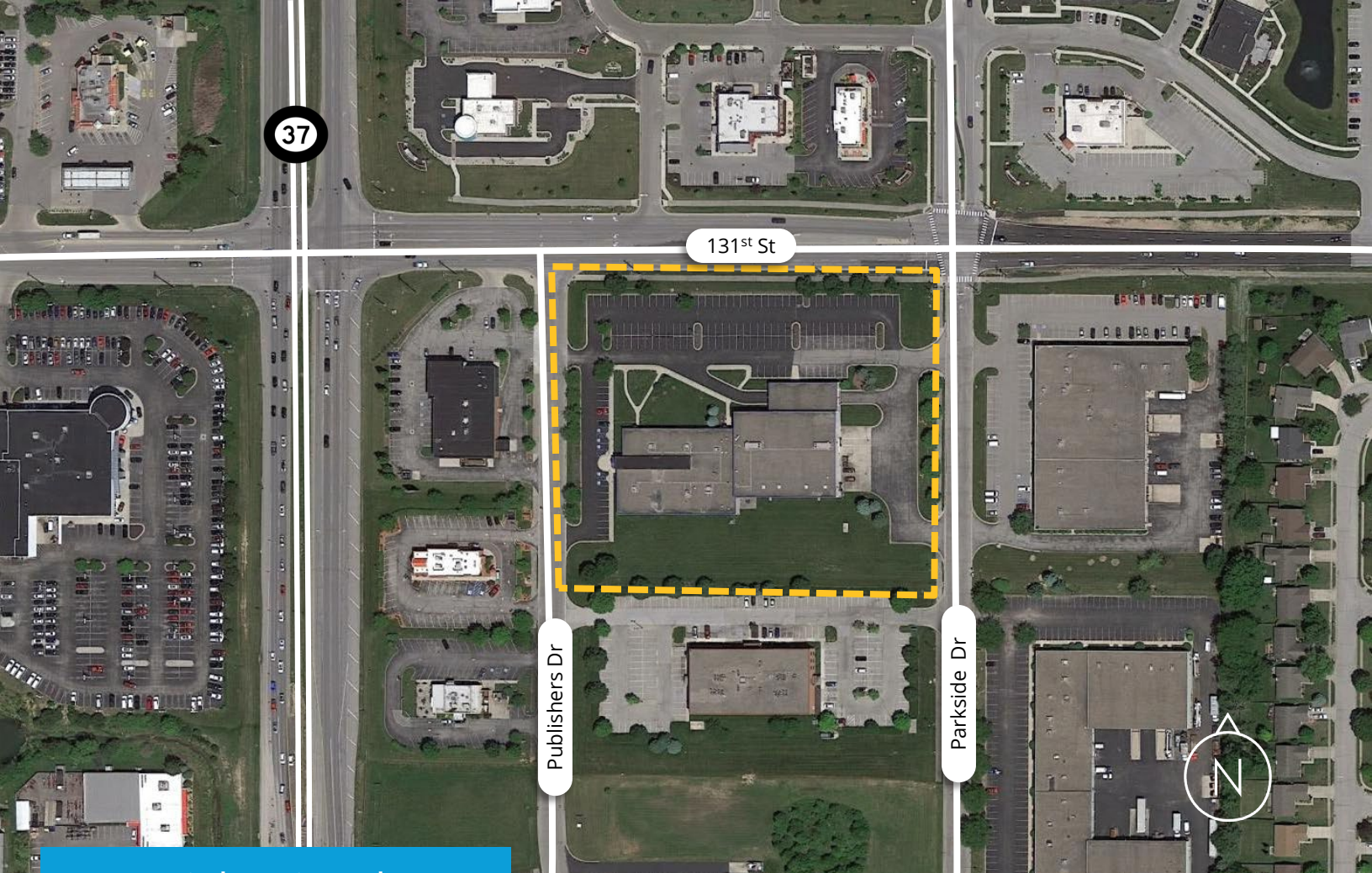
- ± 42,828 SF building
 - ± 20,231 SF Office/Showroom
 - ± 22,597 SF Warehouse
- Warehouse clear height 18'
- Heavy parking
- Zoned PUD-C
- Unbeatable amenities nearby
- 1.5 miles to I-69
- Ability to demise to accommodate Office and Warehouse users



Jimmy Cohoat SIOR
Senior Vice President | Industrial
317.713.2124
jimmy.cohoat@colliers.com

Tyler Wilson SIOR
Vice President | Industrial
317.713.2124
jimmy.cohoat@colliers.com

Billy Powers
Associate Broker | Industrial
317.713.2169
billy.powers@colliers.com



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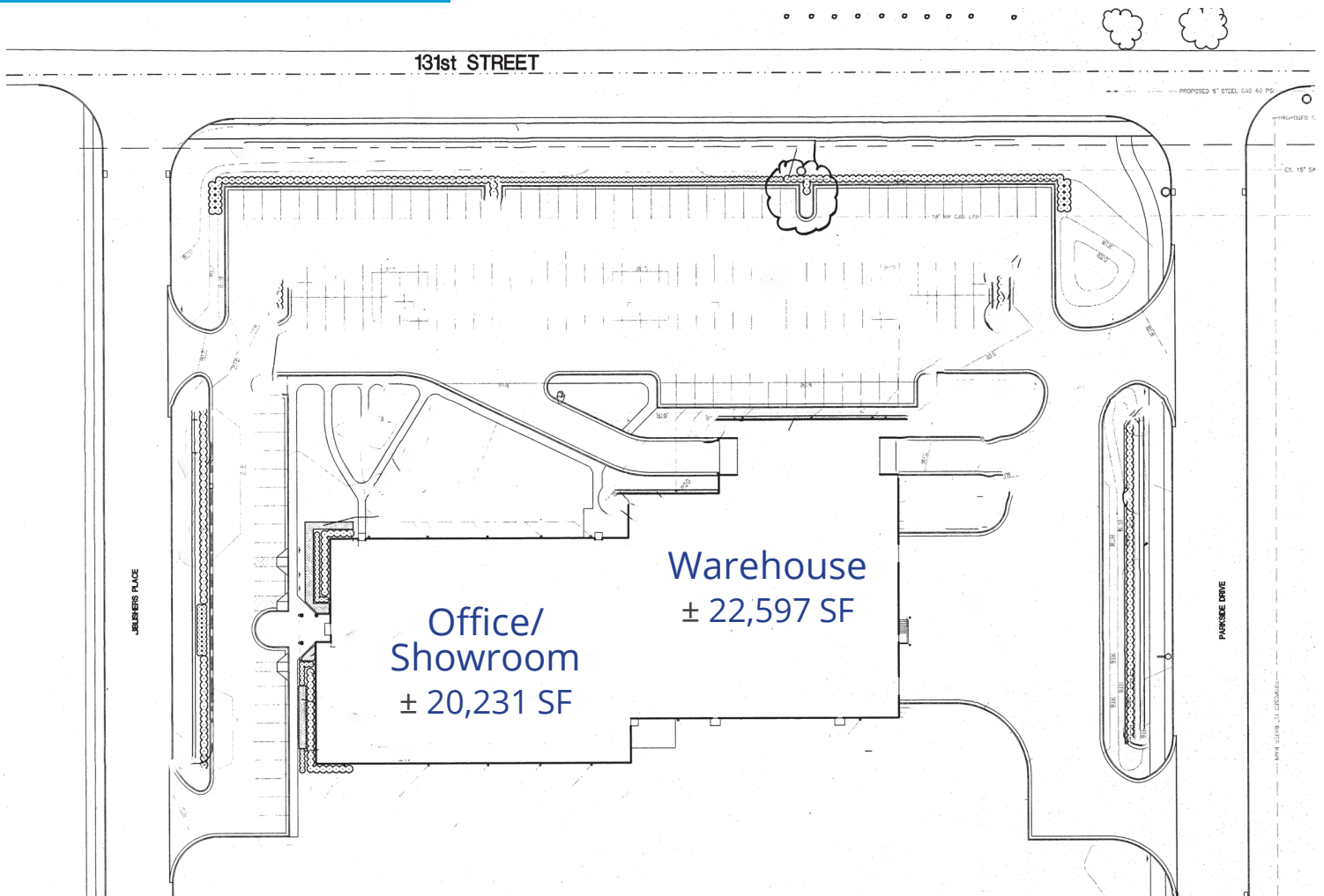
131st St

Publishers Dr

Parkside Dr



Aerial + Site Plan



131st STREET

Warehouse
± 22,597 SF

Office/
Showroom
± 20,231 SF

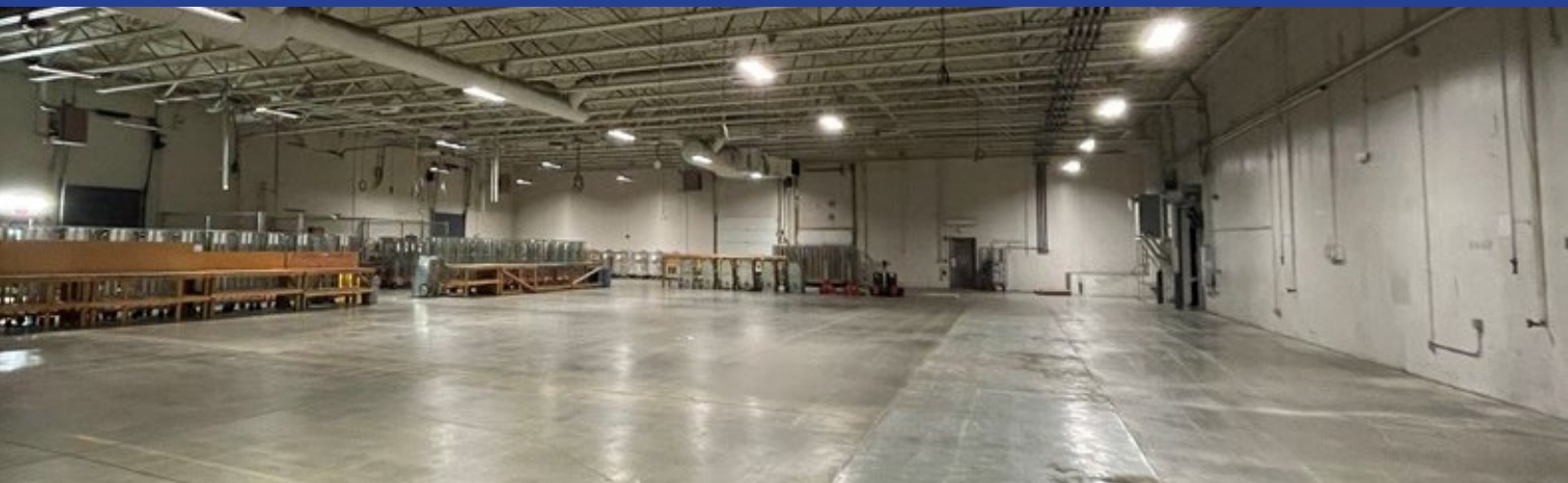
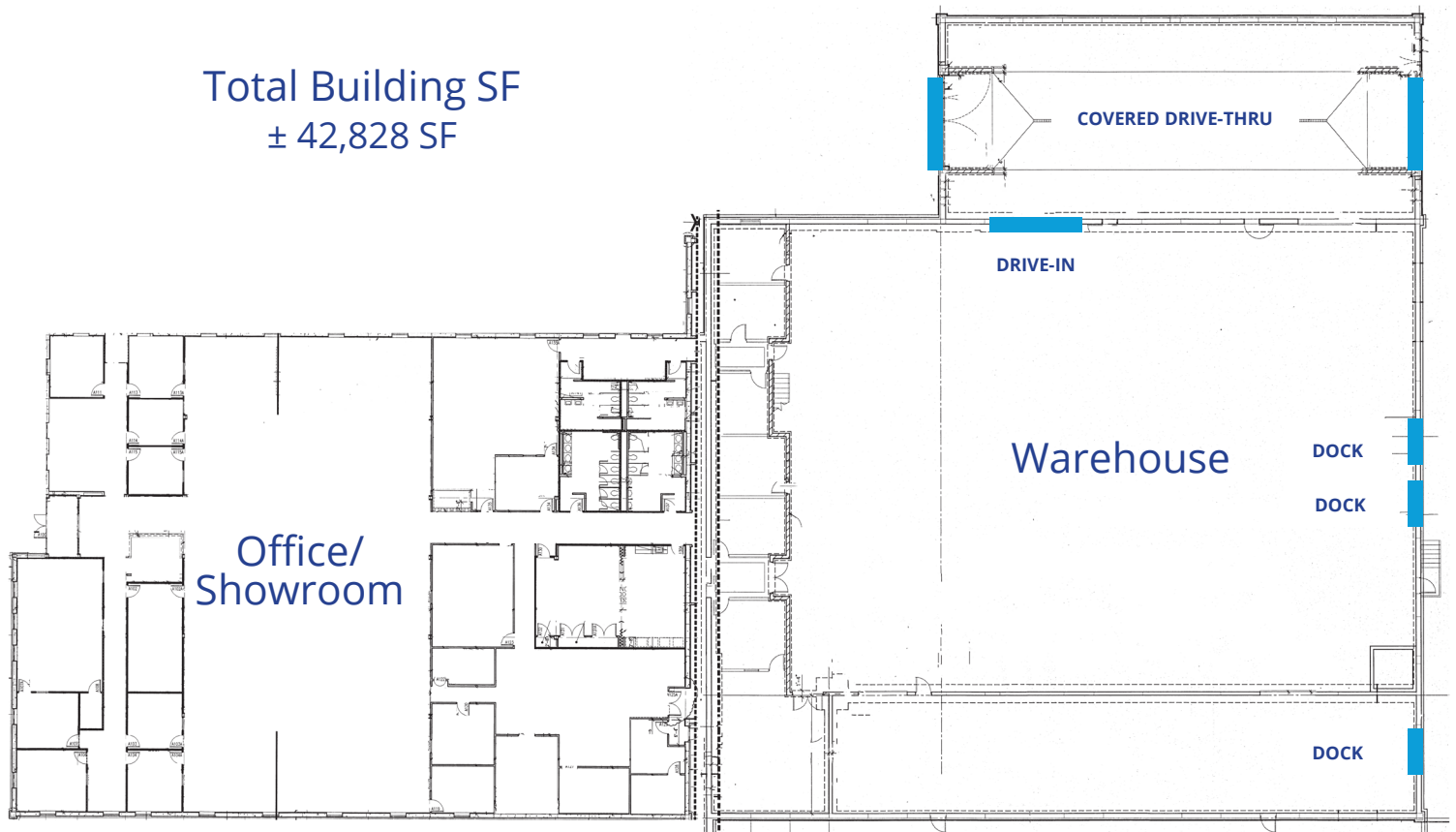
PUBLISHERS PLACE

PARKSIDE DRIVE



Warehouse + Offices

Total Building SF
 $\pm 42,828$ SF



- 1 The Depot
 - 2 The Switch
 - 3 Fishers Fire Station
 - 4 Fishers Town Hall
 - 5 Fishers Police Station
 - 6 Amphitheater / Park
 - 7 Fishers Library
 - 8 Meyer – Najem HQ
 - 9 Fishers Office Center
 - 10 The Edge
 - 11 Target
 - 12 Technology Park
 - 13 Launch Fishers
 - 14 Braden – New HQ
 - 15 North Street Redevelopment
 - 16 Four Day Ray Brewing
 - 17 The Visionary Project
 - 18 Indiana IoT Lab Fishers
- Nickel Plate Trail



Amenities + Highlights

City of Fishers Awards & Recognitions

#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.com*

11th Best Place to Move – *Forbes*

#1 Top 10 Cities for Families in U.S. – *The Learning Channel (TLC)*

#1 Best Affordable Suburb in U.S. – *BusinessWeek.com*

One of the 10 Best Towns for Families – *Family Circle*



Demographics

	1 mile	3 miles	5 miles
Population	7,544	69,587	169,850
Total Households	3,146	25,478	62,657
Avg Household Size	2.40	2.73	2.71
Median Age	34.7	35.7	35.8
Avg Household Income	\$98,415	\$115,040	\$117,621

Colliers

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