

Fishers Life Science & Innovation Park

E 126TH ST, FISHERS, IN 46038

EXPLORING EXCELLENCE -
A FISHERS AREA
SPOTLIGHT VIDEO:

[CLICK HERE](#)

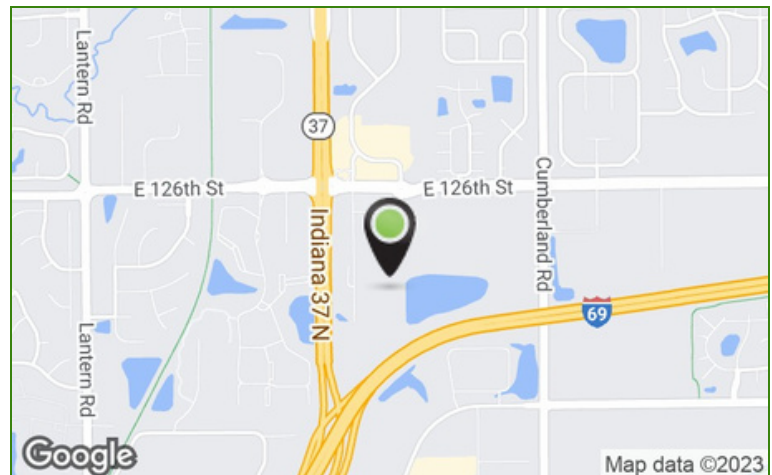


Life Science & Medical Technology Space

10,000 - 64,739 SF Available

PROPERTY HIGHLIGHTS

- New Construction - est. Completion Q4 2024
- Adjacent to I-69 with Interstate Visibility
- 110,529 SF building on 8 acres
- 26' Clear Height
- ESFR Sprinkler System Equipped
- Competitive Tenant Improvement Package
- Locally Owned and Managed
- Zoned PUD
- Fishers ranked as 2023's #2 best place to live in Indiana by NICHE.



OWNERSHIP DESCRIPTION

Meyer Najem Development will be constructing Fishers Innovation Park, a new life science and medical technology building in Fishers Life Science and Innovation Park. This state of the art property will offer tax abatement to qualifying companies along with the benefits of local ownership and management.

Bryan Augustin
ALO Property Group
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Travis Tucker
Meyer Najem
EVP Development & Real Estate Services
ttucker@Meyer-Najem.com
C: 317.714.8304

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



Fishers Life Science & Innovation Park

E 126TH ST, FISHERS, IN 46038

Park Overview



LINK TO IMMERSIVE
AERIAL SITE MAP:

[CLICK HERE](#)

FISHERS LIFE SCIENCE AND INNOVATION PARK

Fishers Life Science and Innovation Park is over 40 acres of a master planned business district in Fishers. The site will span along 126th Street between IN 37 and Cumberland Road and include space specifically designed for fields related to the city's development plan. These uses are inclusive of research, development, manufacturing, and distribution in the following industries: (a) pharmaceuticals (b) biotechnology (c) medical devices (d) medical diagnostics or equipment (e) health services and (f) other entities with related services.

The intent for the project is to stimulate area investment by merging technology driven enterprise with high-quality development.

With its great access, visibility, and direct line to the vibrant talent of the surrounding community, this life science campus of industry is the perfect setting for growing companies to thrive.



Bryan Augustin
ALO Property Group
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Travis Tucker
Meyer Najem
EVP Development & Real Estate Services
ttucker@Meyer-Najem.com
C: 317.714.8304

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com

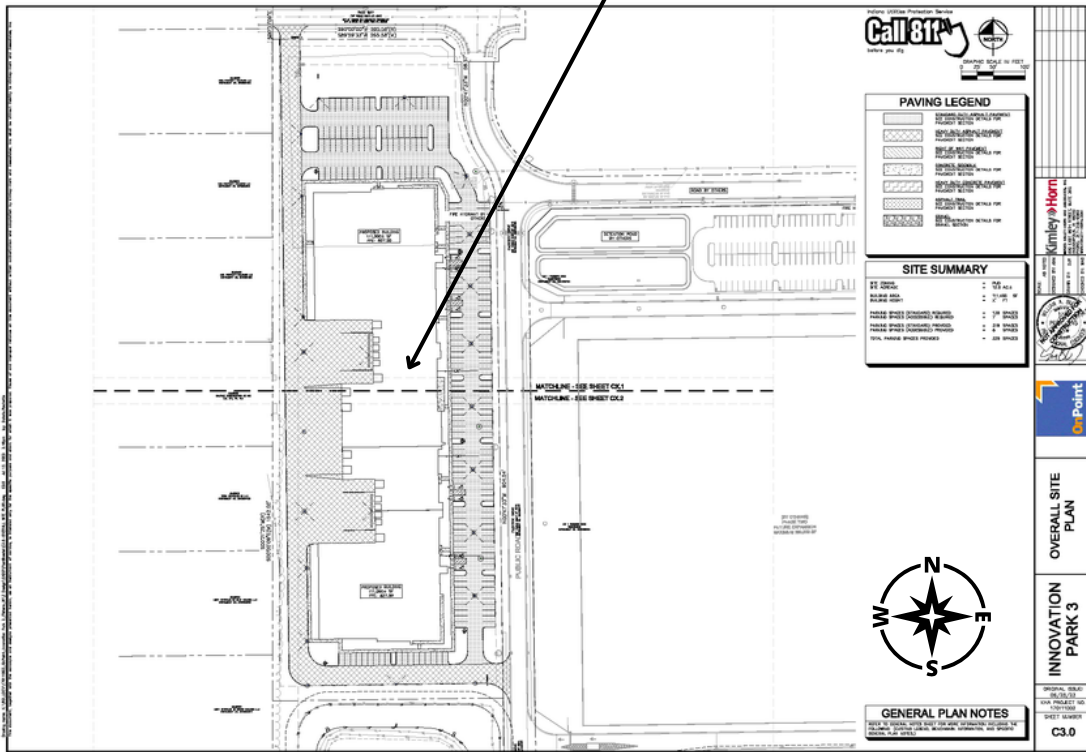
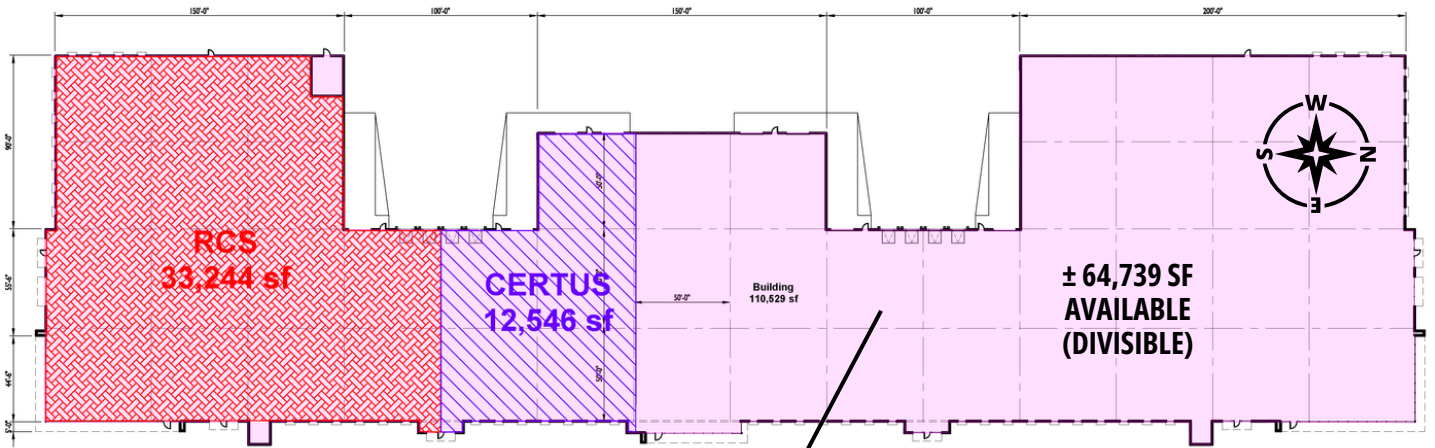


Fishers Life Science & Innovation Park

E 126TH ST, FISHERS, IN 46038

Site Plan/Layout

110,529 TOTAL SF



Bryan Augustin
ALO Property Group
 Executive Vice President
 BryanA@alopg.com
 C: 317.345.4897

Travis Tucker
Meyer Najem
 EVP Development & Real Estate Services
 ttucker@Meyer-Najem.com
 C: 317.714.8304

ALO Property Group
 9075 N. Meridian St., Ste. 175
 Indianapolis, IN 46260
 O: 317.853.7500
 www.alopg.com



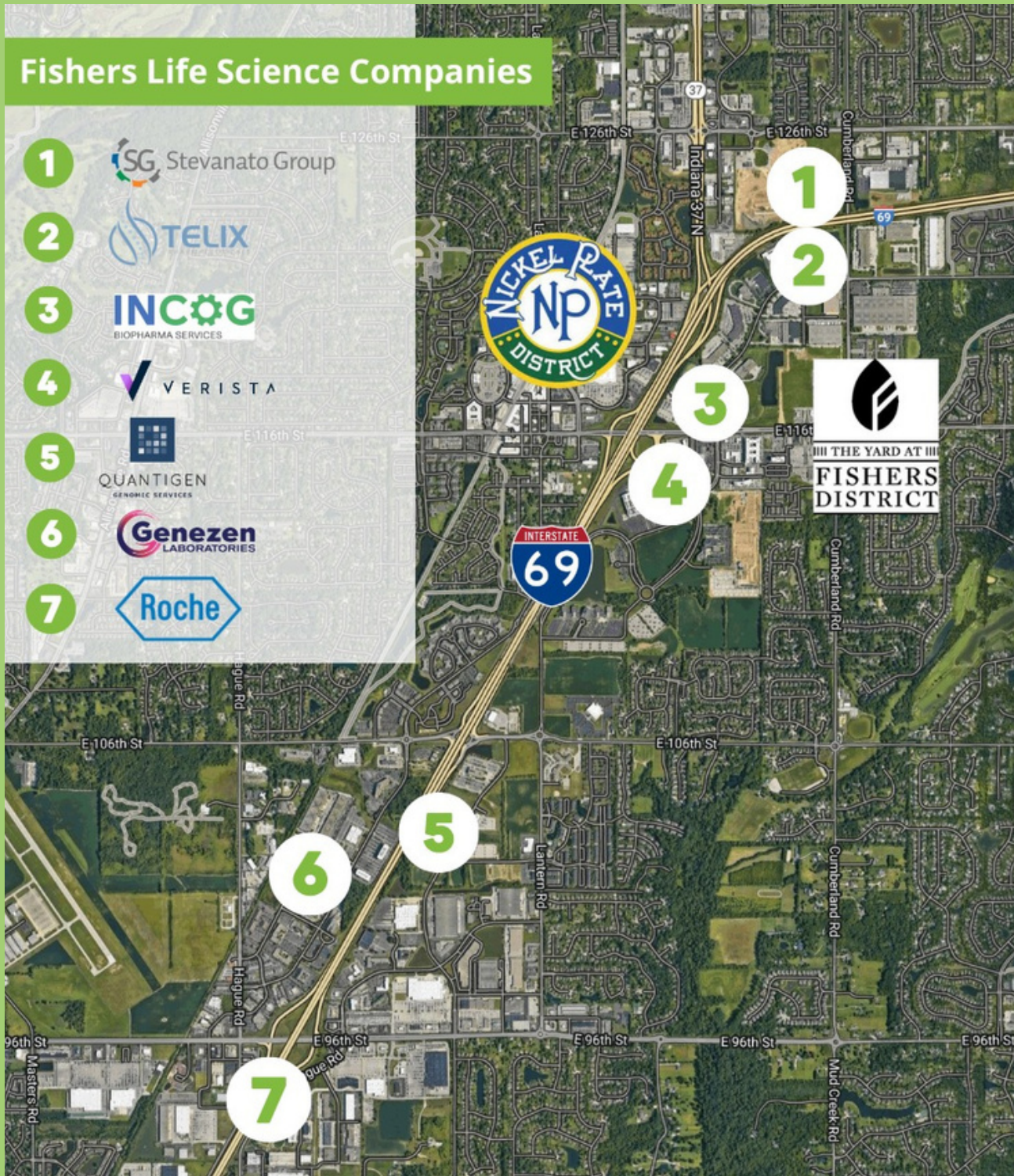
Fishers Life Science & Innovation Park

E 126TH ST, FISHERS, IN 46038

Fishers Life Science Companies

Fishers Life Science Companies

- 1  Stevanato Group
- 2  TELIX
- 3  INCOG
BIOPHARMA SERVICES
- 4  VERISTA
- 5  QUANTIGEN
GENOMIC SERVICES
- 6  Genezen
LABORATORIES
- 7  Roche



Bryan Augustin
ALO Property Group
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Travis Tucker
Meyer Najem
EVP Development & Real Estate Services
ttucker@Meyer-Najem.com
C: 317.714.8304

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



Fishers Life Science & Innovation Park

E 126TH ST, FISHERS, IN 46038

Talent and Workforce

HIGHER EDUCATION

Approximately 25% of the world's greatest research universities are located within 500 miles of Indianapolis, providing opportunities for your business to easily access top talent. This map highlights the universities listed below, all of which are located within a 250 mile radius of Fishers, IN:

- Indiana University
- University of Notre Dame
- Washington University (STL)
- Case Western Reserve
- University of Illinois
- Purdue University
- Northwest University
- University of Michigan
- Ohio State University
- Vanderbilt University



Bryan Augustin
ALO Property Group
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Travis Tucker
Meyer Najem
EVP Development & Real Estate Services
ttucker@Meyer-Najem.com
C: 317.714.8304

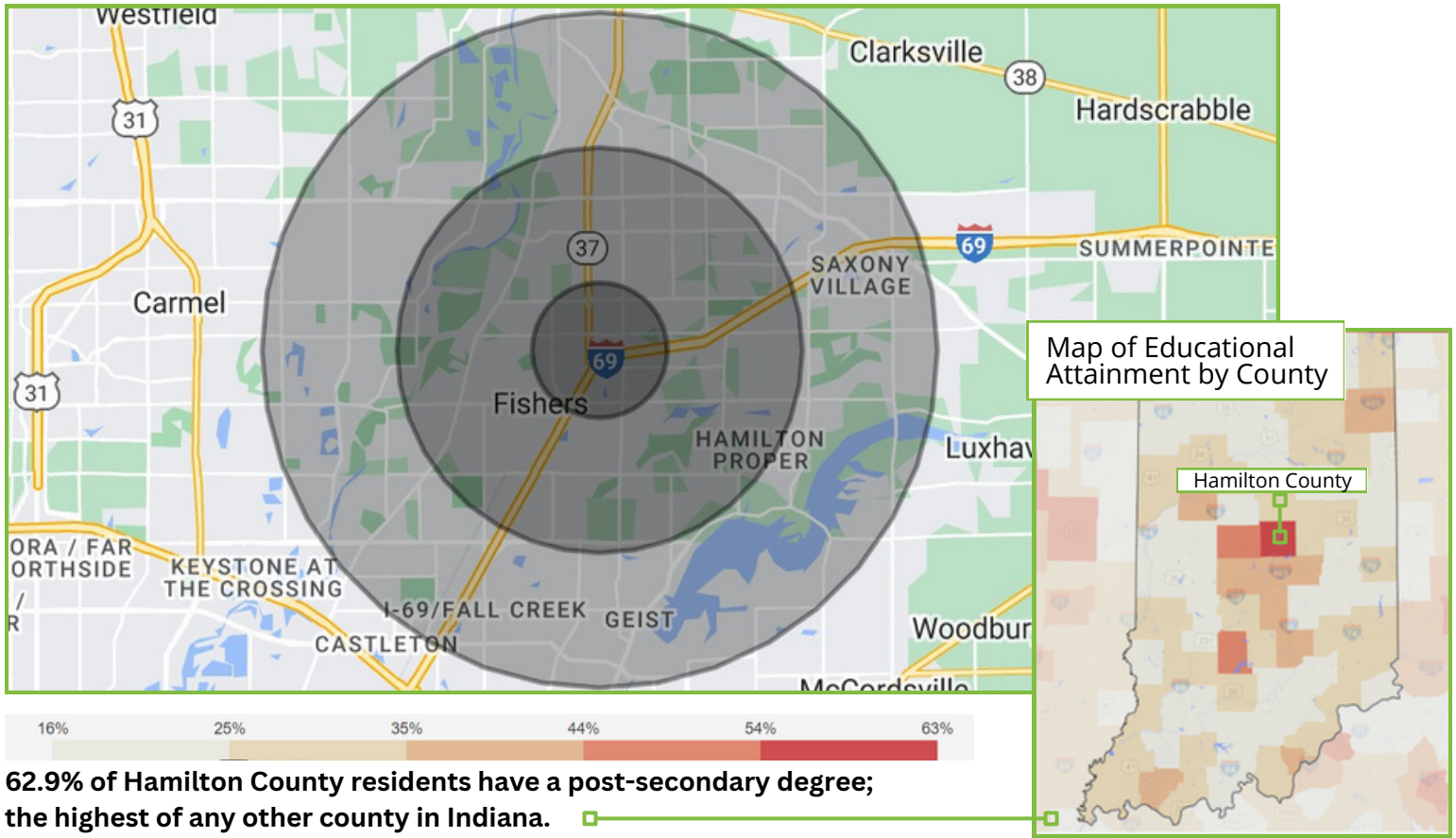
ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



Fishers Life Science & Innovation Park

0 E 126TH ST, FISHERS, IN 46038

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,419	72,201	155,935
Average Age	35.0	36.1	37.4
Average Age (Male)	35.7	35.4	36.9
Average Age (Female)	35.1	37.3	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,010	28,217	60,834
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$100,238	\$117,504	\$121,271
Average House Value	\$186,390	\$253,856	\$273,061

* Demographic data derived from 2020 ACS - US Census

Bryan Augustin
ALO Property Group
 Executive Vice President
 BryanA@alopg.com
 C: 317.345.4897

Travis Tucker
Meyer Najem
 EVP Development & Real Estate Services
 ttucker@Meyer-Najem.com
 C: 317.714.8304

ALO Property Group
 9075 N. Meridian St., Ste. 175
 Indianapolis, IN 46260
 O: 317.853.7500
 www.alopg.com

