



AVON LANDINGS

— COMMERCE PARK —



FOR LEASE

81,162 SF AVAILABLE

BUILDING I

**2516 LOGISTICS WAY
AVON, IN 46234**



PROPERTY HIGHLIGHTS

Avon Landings Commerce Park is a planned midsize industrial complex along Ronald Reagan Parkway in Avon, Indiana.

Building I Size:	332,240 SF
Space Available:	81,162 SF
Office Area:	Build-to-suit
Site Area:	24.1 acres
Clear Height:	32'
Loading:	7 docks; 1 drive-in
Parking:	47 spaces
Trailer Storage:	10 future stalls
Bay Size:	54' X 60'
Building Dimensions:	1106' x 300'
Sprinkler:	ESFR
Lighting:	LED
Electrical:	277/480V, 3PH, 4W
Electrical Substation:	4 circuits, remaining load capacity per circuit (4.5 MW, 8.2 MW, 7.8 MW, 4.3 MW)
Fiber:	Endeavor Fiber service currently in the building
Taxes:	10-Year tax abatement program



SITE PLAN

BUILDING I 332,240 SF



BUILDING I
332,240 SF

PROPOSED
BUILDING II
245,400 SF

PROPOSED
BUILDING III
156,000 SF

LOGISTICS WAY

RONALD REAGAN PARKWAY



A DRIVING WORKFORCE

Avon, Indiana is a prime location for access and labor being situated between I-70 and I-74 along Ronald Reagan Parkway.



437,567
POPULATION
Within 10 Miles



\$75,194
AVG. INCOME
Within 10 Miles



166,803
EST. HOUSEHOLDS
Within 10 Miles



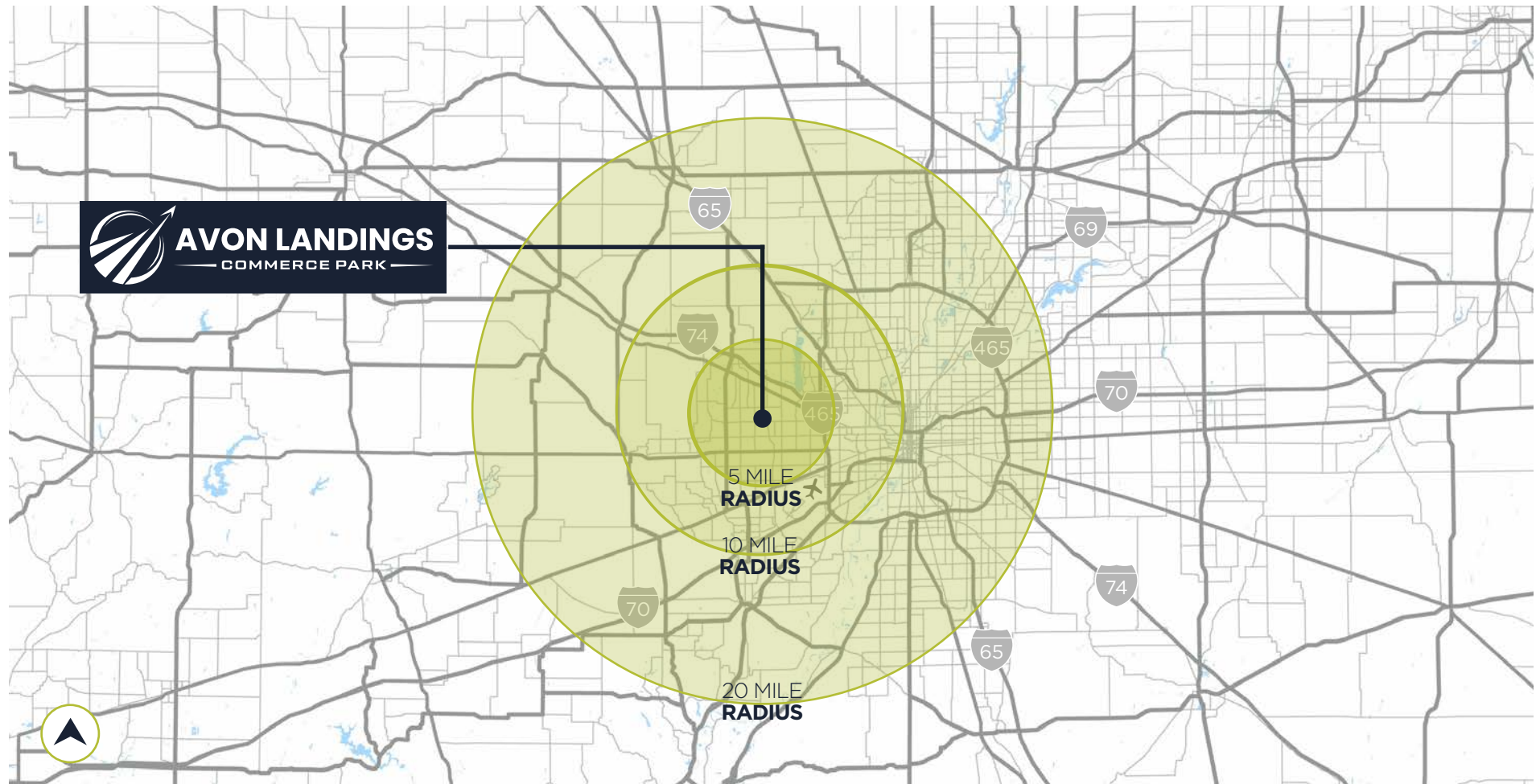
338,157
LABOR FORCE
Within 10 Miles

1,409,723
POPULATION
Within 20 Miles

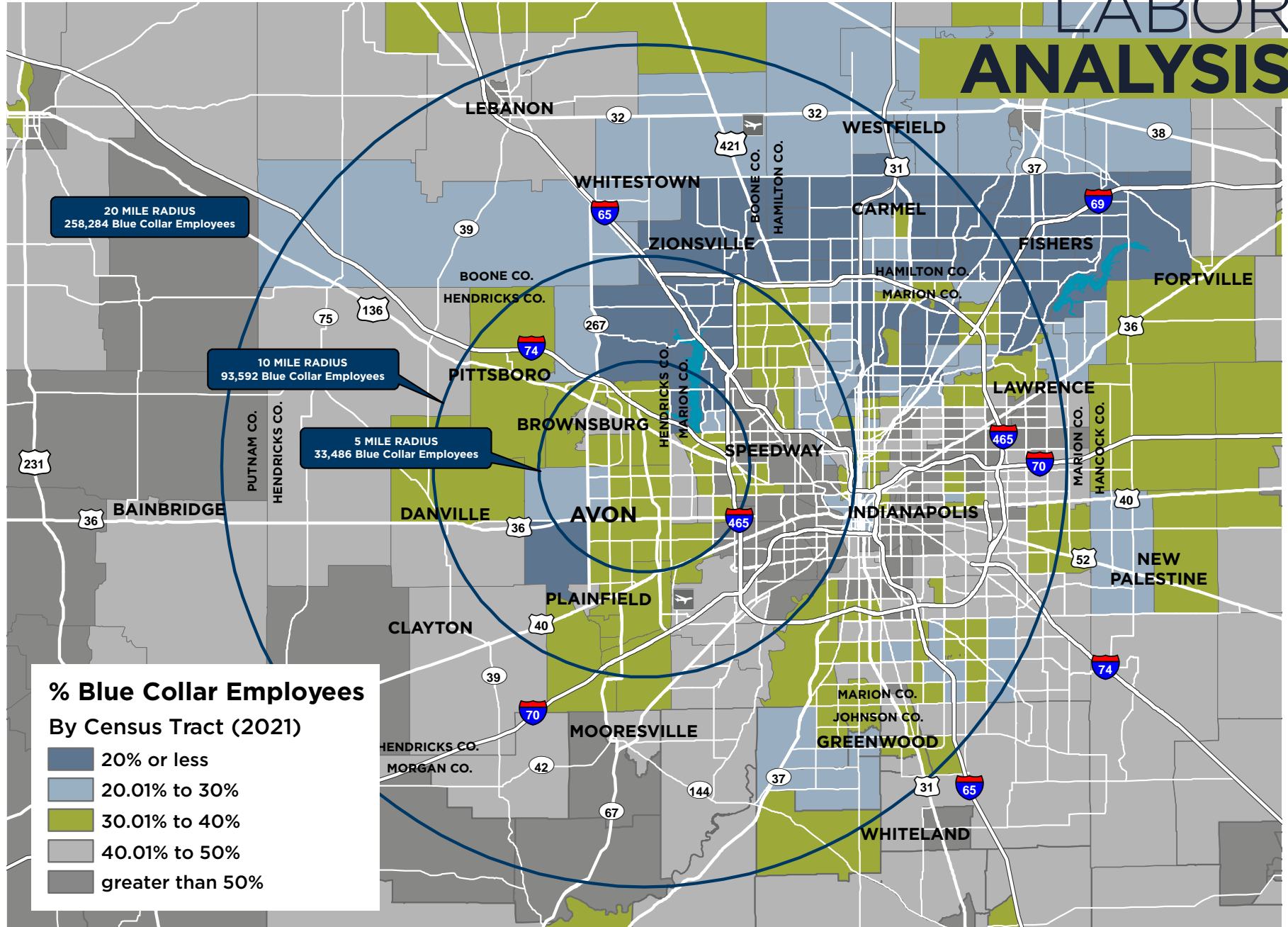
\$85,168
AVG. INCOME
Within 20 Miles

561,853
EST. HOUSEHOLDS
Within 20 Miles

1,106,330
LABOR FORCE
Within 20 Miles



LABOR ANALYSIS



PRIME LOCATION



5.2 MILES TO
I-465

7.9 MILES TO
I-70

2.5 MILES TO
I-74

11.6 MILES TO
I-65



10 MILES TO
AIRPORT



11 MILES TO
FEDEX HUB



15 MILES TO
DOWNTOWN



AREA AMENITIES

- 1. Kroger | McDonald's | Starbucks
- 2. Circle K
- 3. Crew Carwash | Chase
- 4. DQ | Rural King | KFC
- 5. CVS | Fazoli's | Arby's
- 6. Lowe's | Walgreens
- 7. Burger King | Taco Bell
- 8. BP | Comfort Inn | Jimmy John's
- 9. Waffle House
- 10. YMCA | Costco | Cooper's Hawk

- 11. Walmart SC | Cheddar's
- 12. At Home | Hobby Lobby | Chase
- 13. ALDI | Ashley Furniture
- 14. Dollar Tree | Half Price Books
- 15. Dunkin' | Chuck E. Cheese's
- 16. Texas Roadhouse | O'Charley's
- 17. Best Buy | Bed Bath & Beyond
- 18. Michaels | Office Depot
- 19. Regal Cinema
- 20. Red Lobster | Olive Garden

- 21. On the Border | BJ's Brewhouse
- 22. Ross | Old Navy | Target | Ulta
- 23. Bath & Body Works | Marshalls
- 24. Big Lots | Home Goods | Dick's
- 25. Crew Carwash
- 26. Speedway | PNC
- 27. Wendy's | 5th 3rd Bank
- 28. Menards | Meijer | Petsmart
- 29. Mattress Firm | McDonald's
- 30. Chick-fil-a | Men's Warehouse Ross

- 31. Starbucks | the Vitamin Shoppe
- 32. Sonic
- 33. Panera Bread
- 34. Walgreens | Five Guys
- 35. Outback Steakhouse | McAlister's
- 36. LA Fitness | Fresh Thyme | Taco Bell
- 37. La-Z-boy
- 38. Tire Discounters



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CONTACT INFORMATION

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