



AVON LANDINGS

— COMMERCE PARK —



FOR LEASE

156,400 SF AVAILABLE

BUILDING III
2569 LOGISTICS WAY
AVON, IN 46234

SITE PLAN



LEASED
BUILDING I
332,240 SF

PROPOSED
BUILDING II
245,400 SF
OR BUILD-TO-SUIT

BUILDING III
156,400 SF

LOGISTICS WAY

RONALD REAGAN PARKWAY





AVON LANDINGS
COMMERCE PARK

FLOOR PLAN

LOGISTICS WAY

DETENTION

± 150 PARKING

**PROPOSED
BUILDING III**

600' X 260' = 156,400 SF

SPEC OFFICE

32' DRIVE

DETENTION

4 - 50' BAYS

60' BAYS

12 - 50' BAYS

32' DRIVE
27' FUTURE PARKING

RONALD REAGAN PARKWAY

16 TRUCK DOCKS + 20 K.O.S

130'-0"

DRIVE-IN

DRIVE-IN



PROPERTY HIGHLIGHTS

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

Building III Size:	156,400 SF (divisible to 75,000 SF)	Building Dimensions:	600' x 260'
Space Available:	156,400 SF	Sprinkler:	ESFR
Office Area:	±1,500 SF	Lighting:	LED
Site Area:	±12.14 acres	Electrical:	2 - 800 amp services
Clear Height:	32'	Electrical Substation:	Potential additional power
Loading:	16 docks; 2 drive-ins	Fiber:	Endeavor Fiber
Parking:	150	Taxes:	10-Year tax abatement program
Bay Size:	54' X 60'		

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



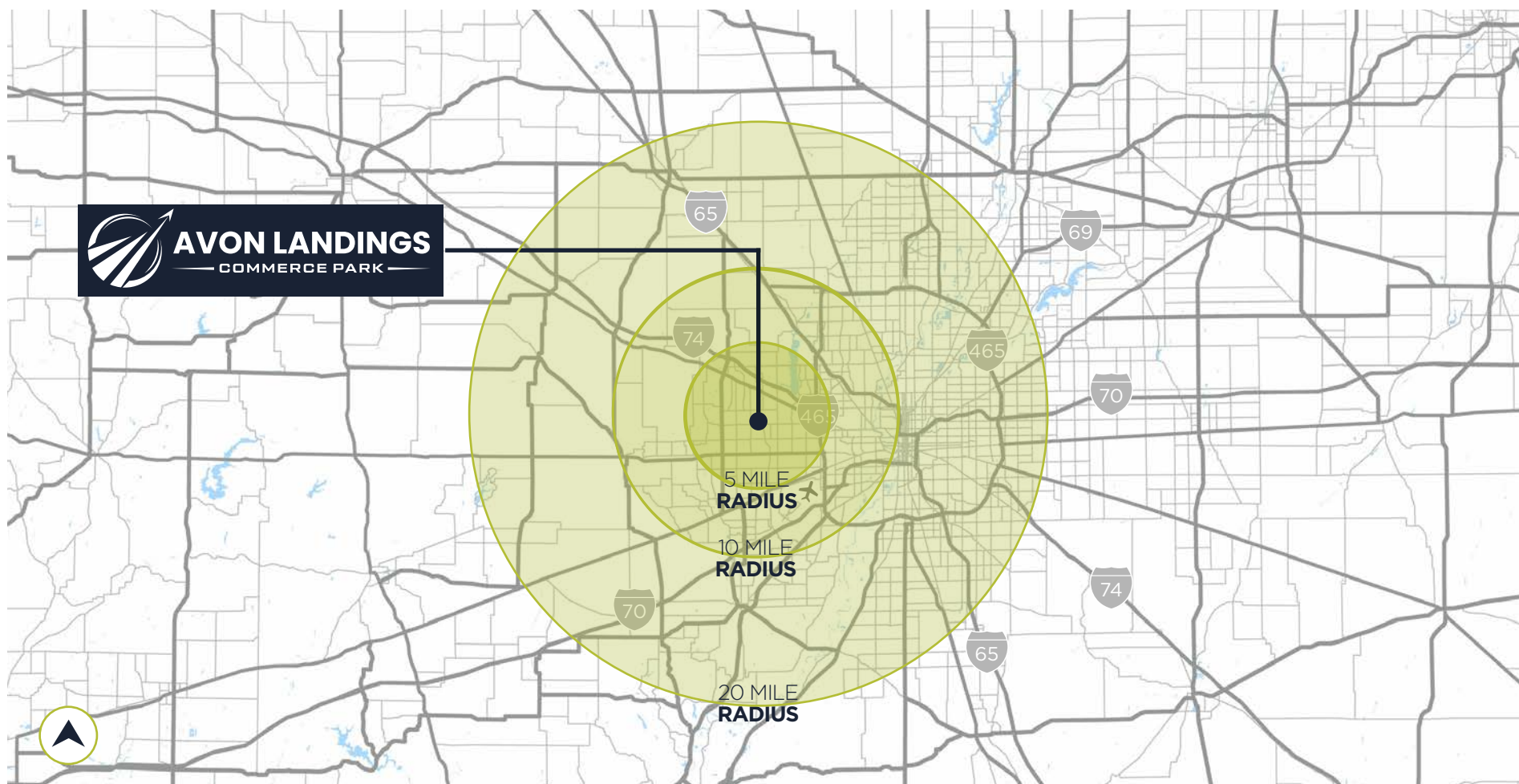
338,157
LABOR FORCE
Within 10 Miles

1,409,723
POPULATION
Within 20 Miles

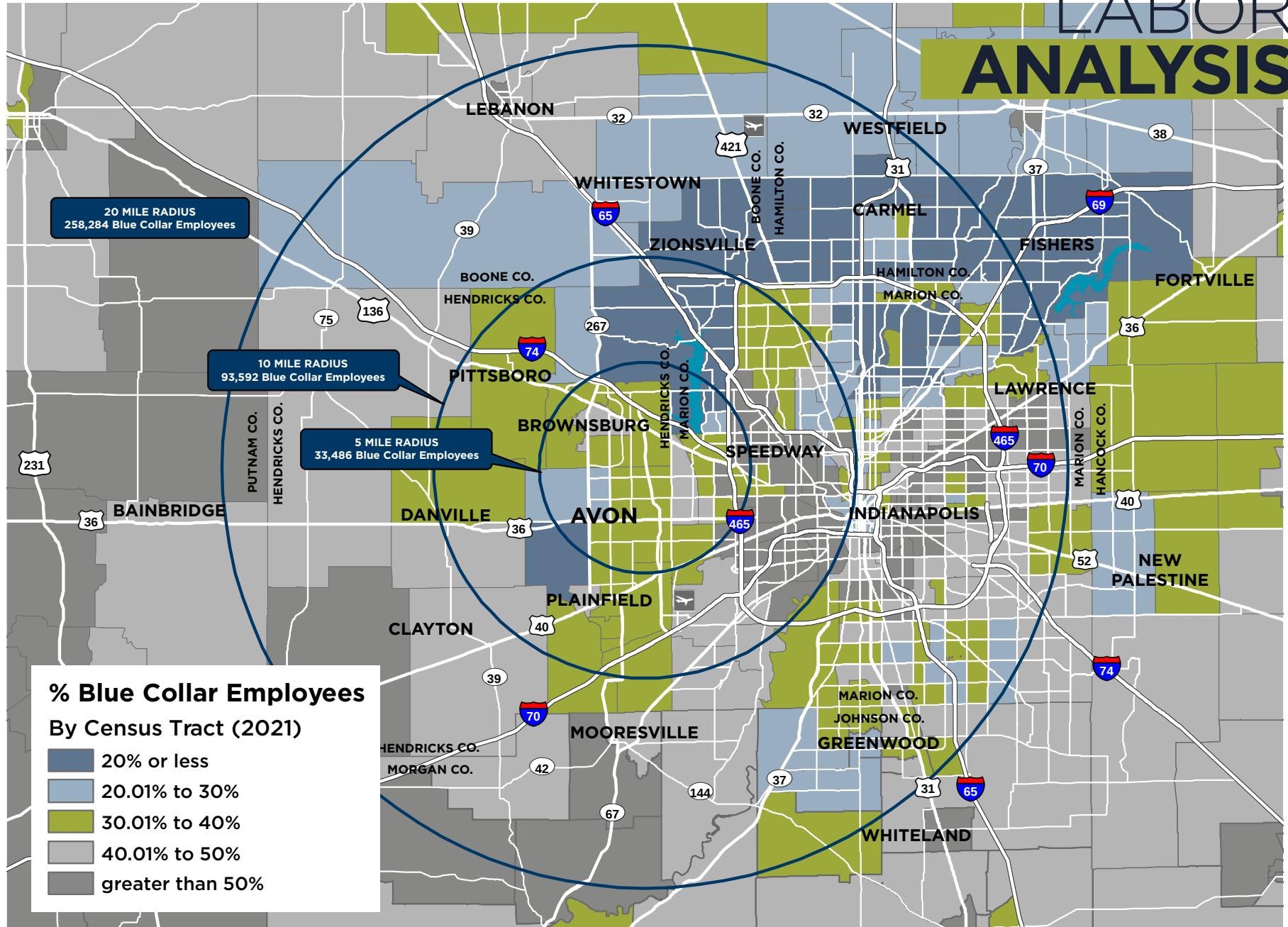
\$85,168
AVG. INCOME
Within 20 Miles

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



- | | | | |
|------------------------------------|------------------------------------|--|--|
| 1. Kroger McDonald's Starbucks | 11. Walmart SC Cheddar's | 21. On the Border BJ's Brewhouse | 31. Starbucks the Vitamin Shoppe |
| 2. Circle K | 12. At Home Hobby Lobby Chase | 22. Ross Old Navy Target Ulta | 32. Sonic |
| 3. Crew Carwash Chase | 13. ALDI Ashley Furniture | 23. Bath & Body Works Marshalls | 33. Panera Bread |
| 4. DQ Rural King KFC | 14. Dollar Tree Half Price Books | 24. Big Lots Home Goods Dick's | 34. Walgreens Five Guys |
| 5. CVS Fazoli's Arby's | 15. Dunkin' Chuck E. Cheese's | 25. Crew Carwash | 35. Outback Steakhouse McAlister's |
| 6. Lowe's Walgreens | 16. Texas Roadhouse O'Charley's | 26. Speedway PNC | 36. LA Fitness Fresh Thyme Taco Bell |
| 7. Burger King Taco Bell | 17. Best Buy Bed Bath & Beyond | 27. Wendy's 5th 3rd Bank | 37. La-Z-boy |
| 8. BP Comfort Inn Jimmy John's | 18. Michaels Office Depot | 28. Menards Meijer Petsmart | 38. Tire Discounters |
| 9. Waffle House | 19. Regal Cinema | 29. Mattress Firm McDonald's | |
| 10. YMCA Costco Cooper's Hawk | 20. Red Lobster Olive Garden | 30. Chick-fil-a Men's Warehouse Ross | |



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— COMMERCE PARK —

CONTACT INFORMATION

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