



# AVON LANDINGS

— COMMERCE PARK —



FOR LEASE

**60,000 - 174,416 SF**

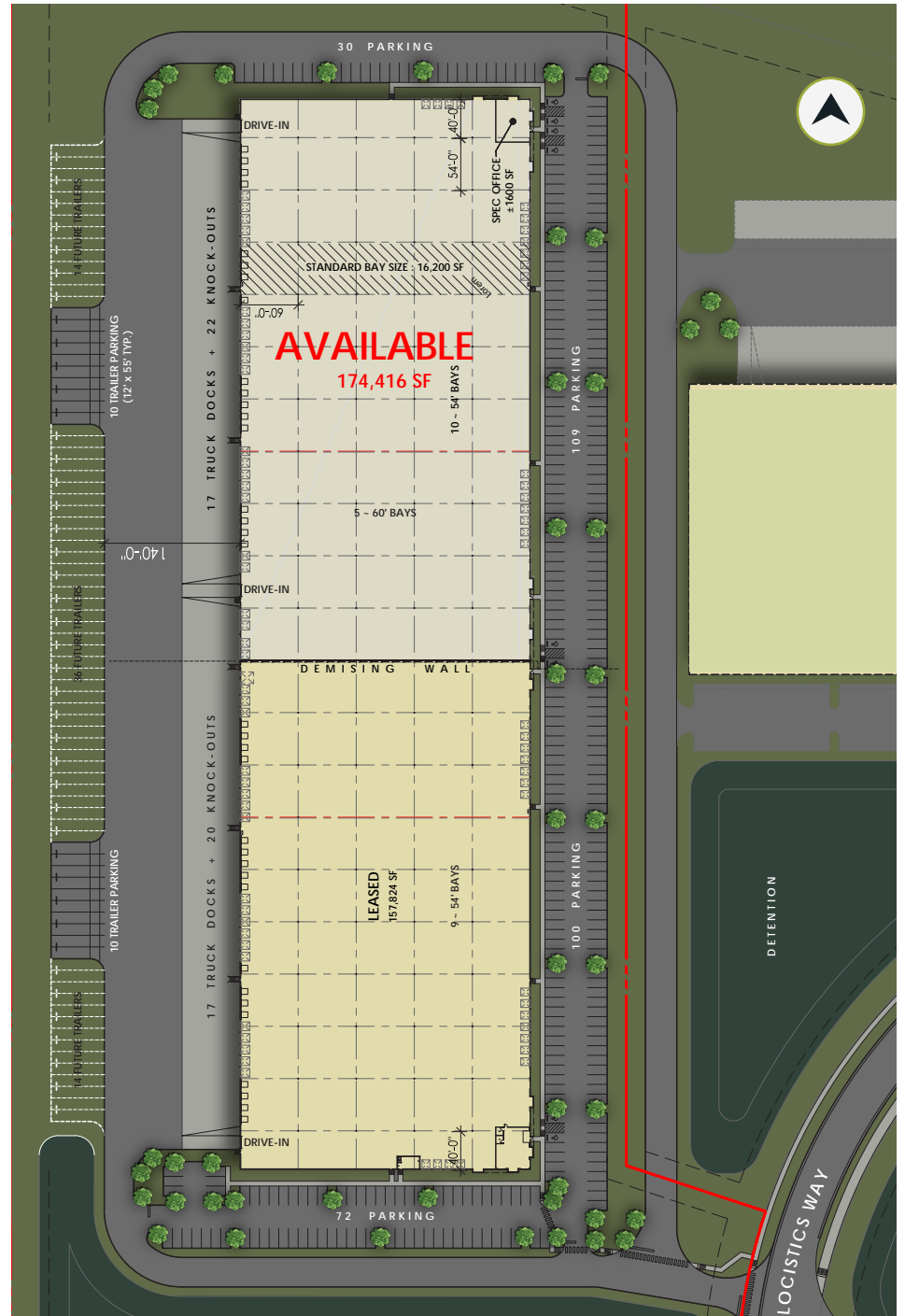
**BUILDING I**

**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:	60,000 - 174,416 SF
Office Area:	±1,600 SF
Site Area:	24.1 acres
Clear Height:	32'
Loading:	17 docks; 2 drive-ins
Parking:	139 spaces
Trailer Storage:	10 stalls; 34 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*



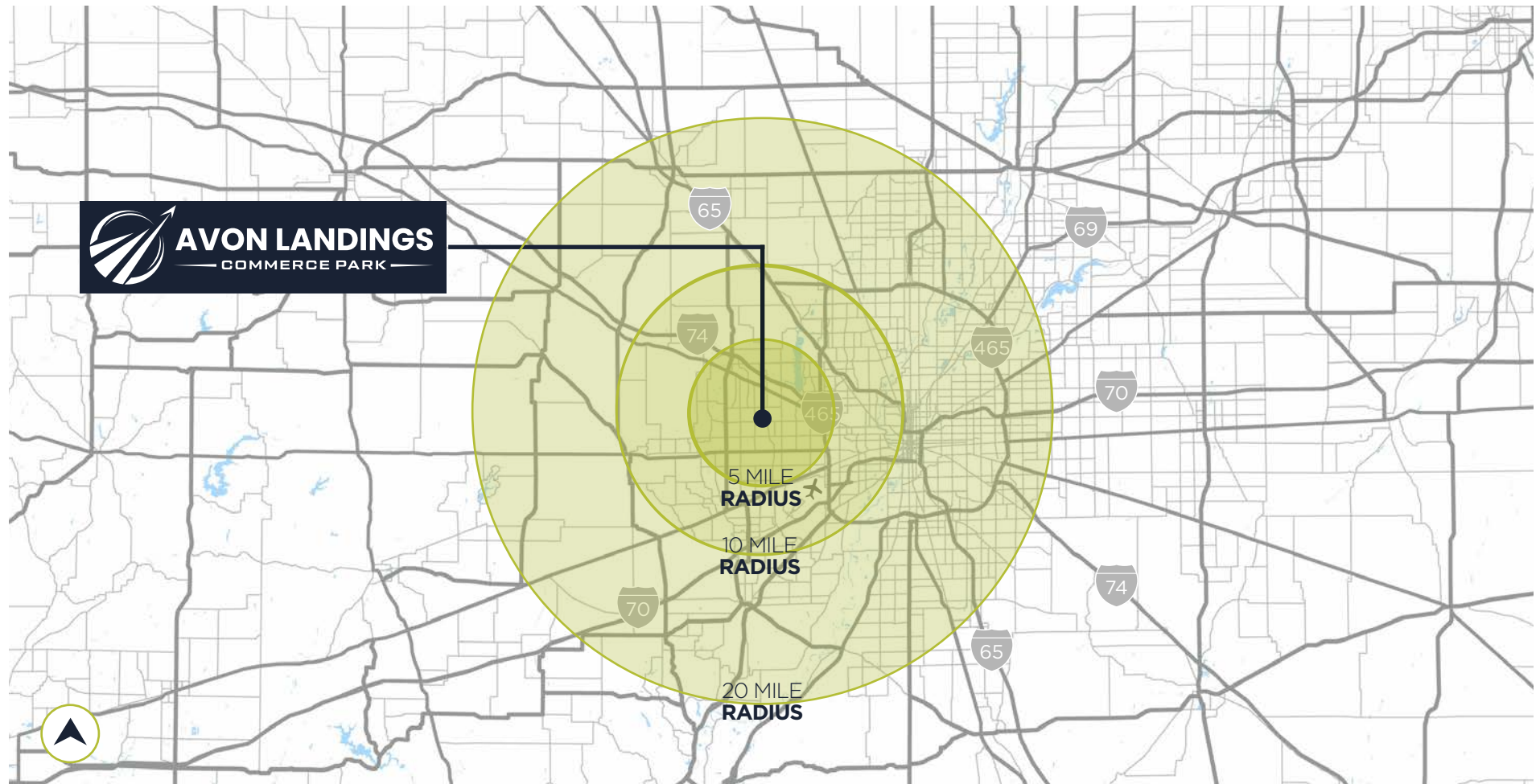
338,157  
**LABOR FORCE**  
*Within 10 Miles*

1,409,723  
**POPULATION**  
*Within 20 Miles*

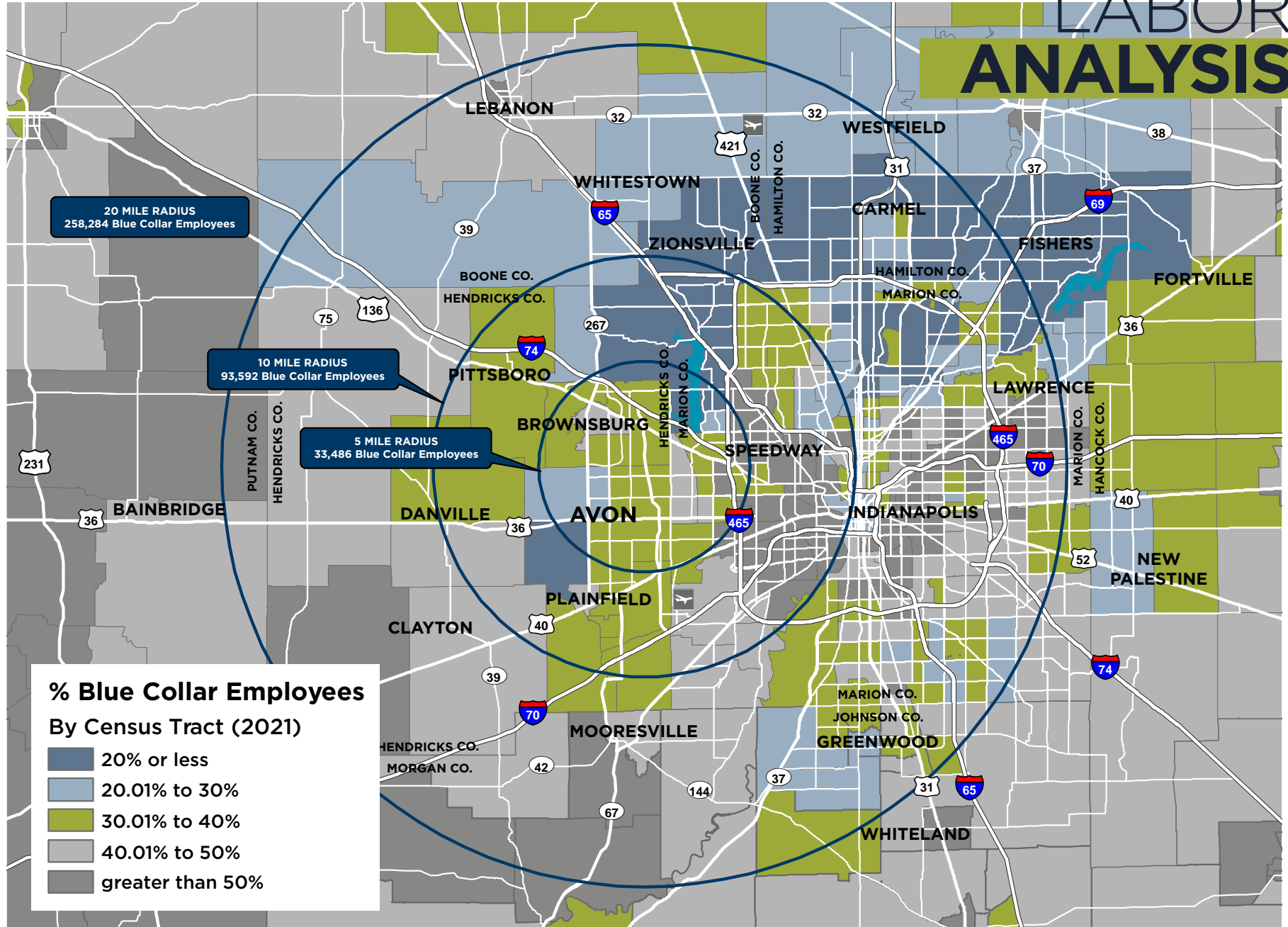
\$85,168  
**AVG. INCOME**  
*Within 20 Miles*

561,853  
**EST. HOUSEHOLDS**  
*Within 20 Miles*

1,106,330  
**LABOR FORCE**  
*Within 20 Miles*



# LABOR ANALYSIS





# PRIME LOCATION



INDIANAPOLIS  
INT'L AIRPORT

FEDEX GLOBAL HUB

UPS SUPER HUB

AVON RAIL YARD

LABOR POOL

**AVON LANDINGS**  
COMMERCE PARK

LifeScience  
Logistics

Guitar  
Center

Sun La Table

HomeGoods

O'Reilly  
Auto Parts

Radial

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
- 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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— COMMERCE PARK —

# CONTACT INFORMATION

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