



8131 Kingston St

8109 Kingston St

8,000 SF AVAILABLE

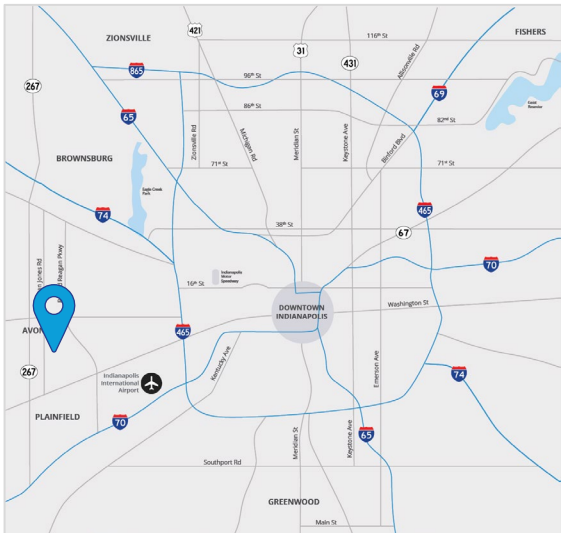
For Lease

# Office/Warehouse Space in Avon

## 8109 - 8131 Kingston Street Avon, IN 46123

### Property Highlights

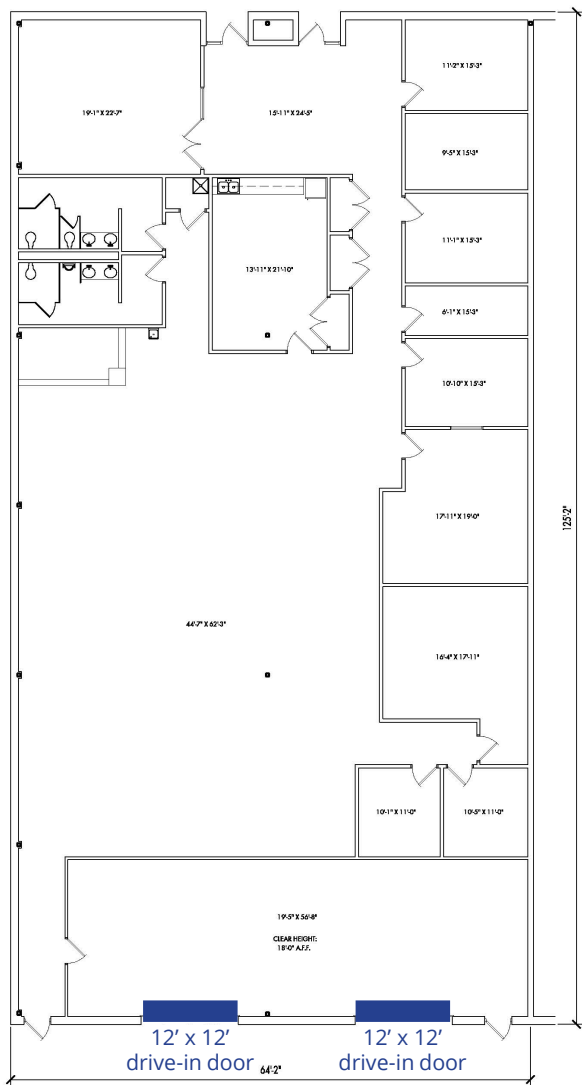
- 24,000 + 25,000 total SF buildings
- Building 8109: (1) 8,000 SF suite available for lease
- Building 8131: Currently no availability
- 18' - 20' clear height
- Drive-in loading (12' x 12' doors)
- 125' building depths
- Double row parking
- Built in 2002
- Located in the heart of Avon at the intersection of US Highway 36 (Rockville Road) and Dan Jones Road
- Numerous amenities nearby
- Lease Rate: \$11.00/SF NNN
- Est. Operating Expenses: \$3.03/SF



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### Suite 500-600

Office SF	6,810
Warehouse SF	1,190
<b>Total SF</b>	<b>8,000</b>

### Suite Specs

- Multiple private offices
- Conference room
- Break area with kitchenette
- Server room
- Two restrooms
- 18' clear height in warehouse
- Two 12' x 12' drive-in doors

**Available for Occupancy January 1, 2025**

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