



# AVON LANDINGS

— COMMERCE PARK —



FOR LEASE

156,400 SF AVAILABLE

**BUILDING III**  
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 III Size: 156,400 SF (divisible to 75,000 SF)

Space Available: 156,400 SF

Office Area: BTS

Site Area: ±12.14 acres

Clear Height: 32'

Loading: 16 docks; 2 drive-ins

Parking: 150

Bay Size: 54' X 60'

Building Dimensions: 600' x 260'

Sprinkler: ESFR

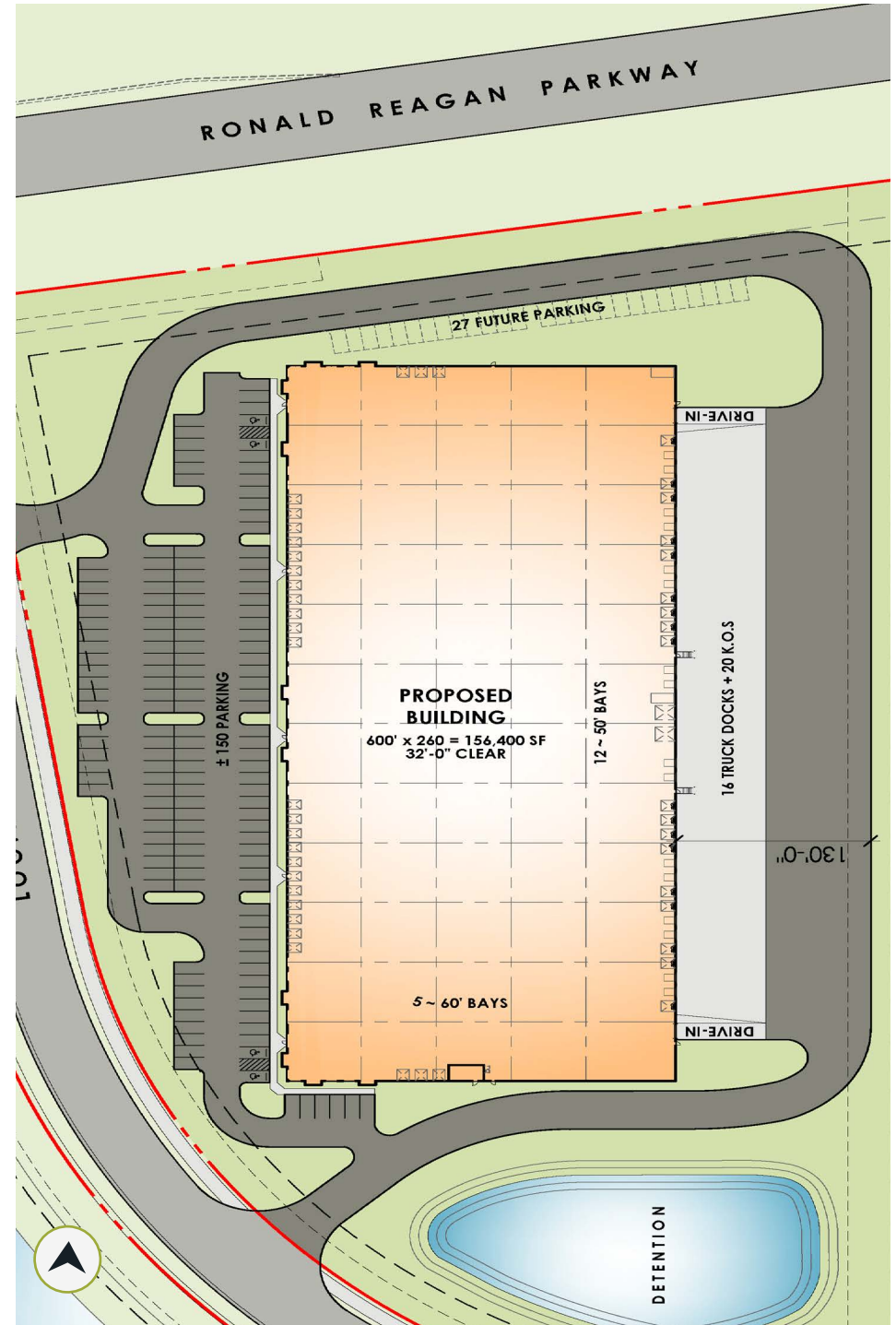
Lighting: LED

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

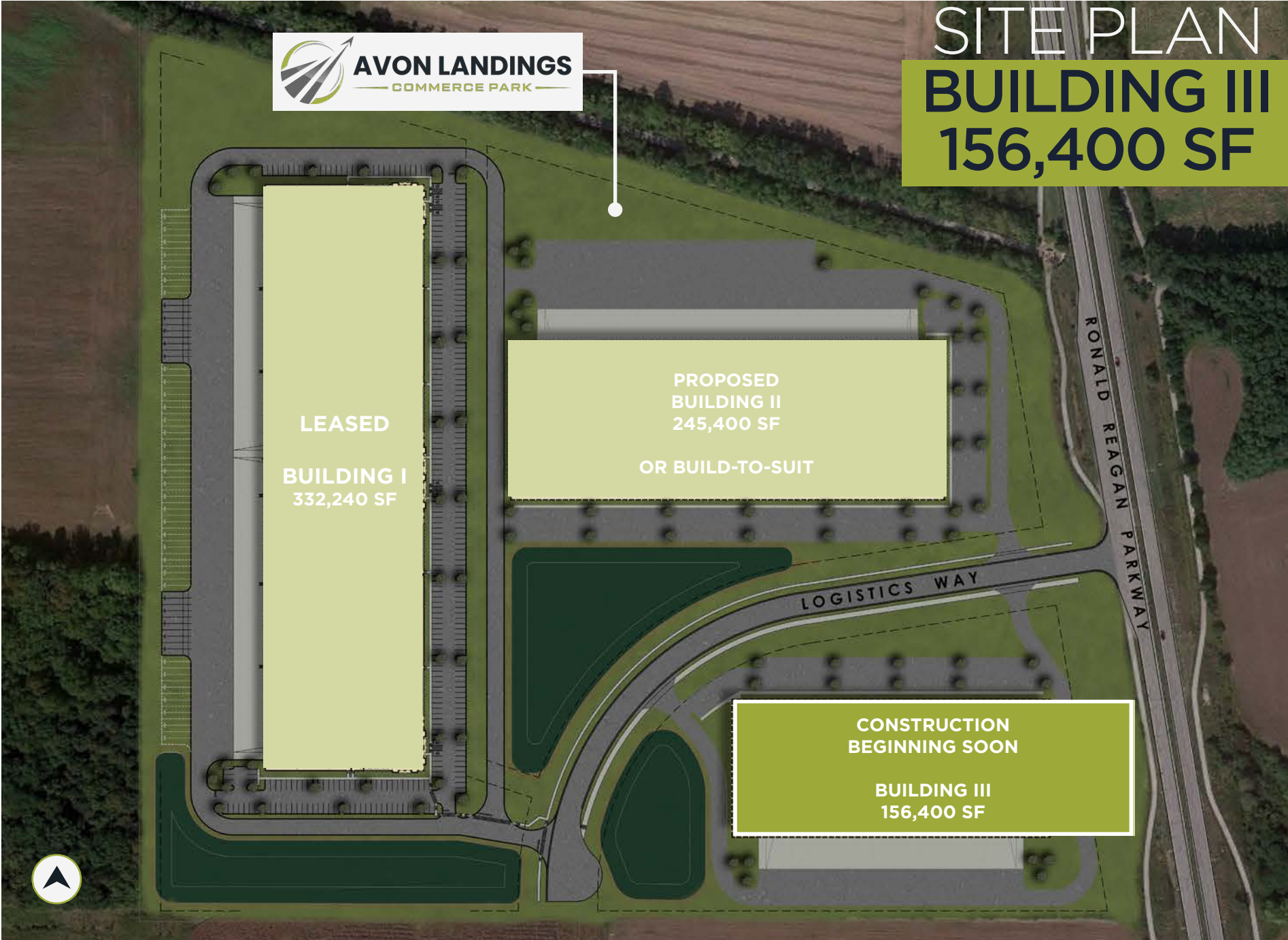
## BUILDING III 156,400 SF



LEASED  
BUILDING I  
332,240 SF

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

CONSTRUCTION  
BEGINNING SOON  
BUILDING III  
156,400 SF



# 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*



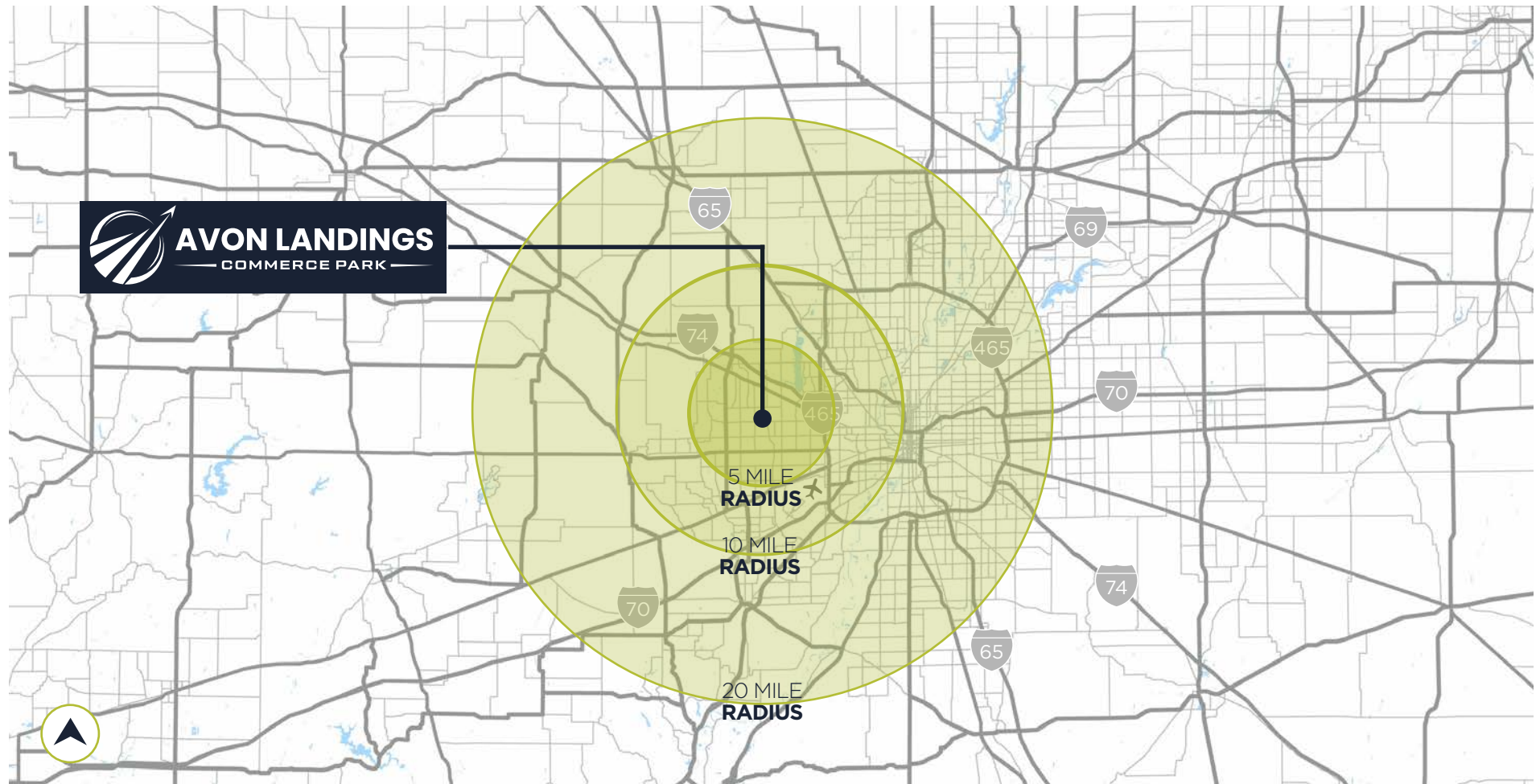
338,157  
**LABOR FORCE**  
*Within 10 Miles*

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

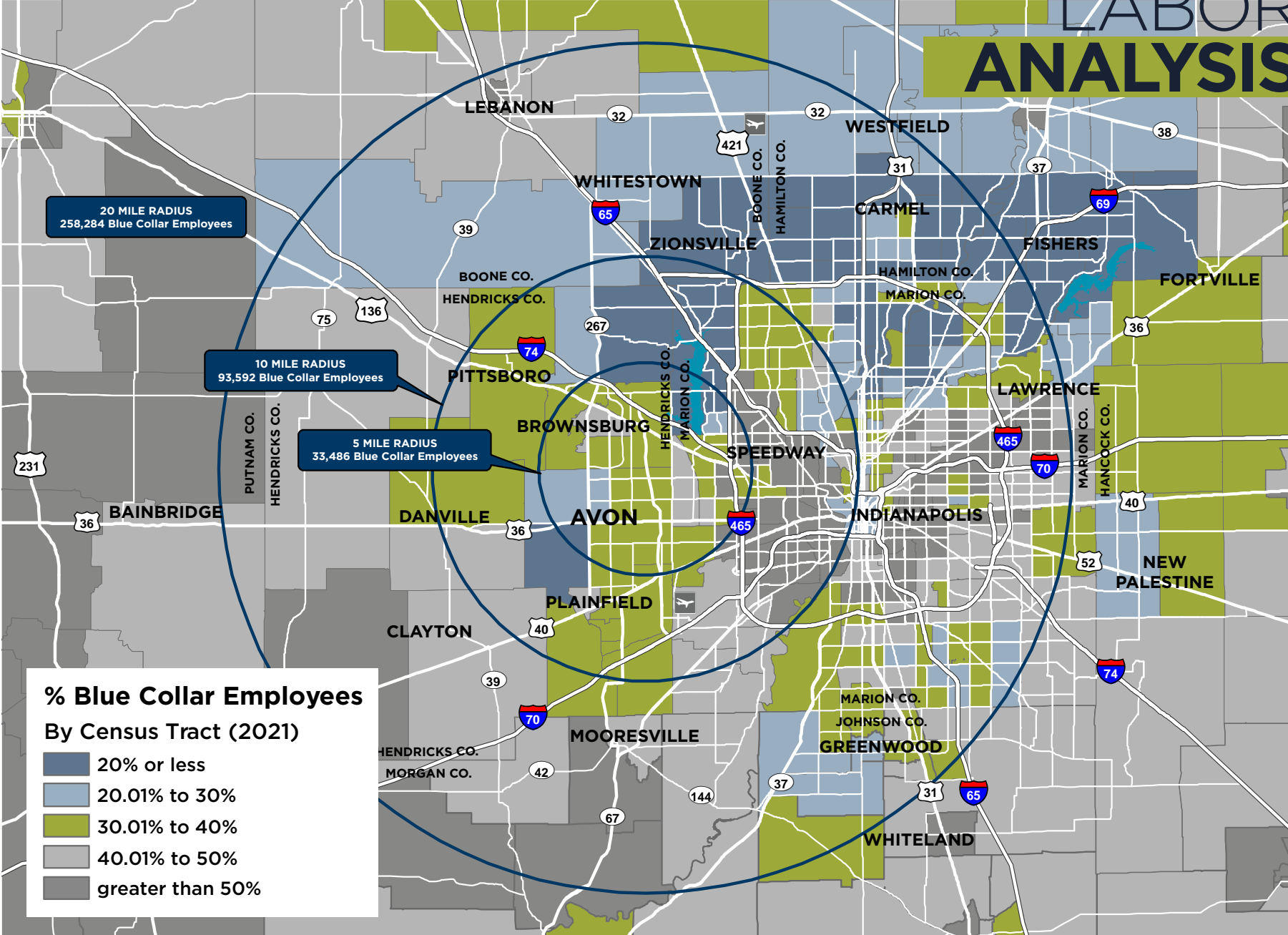
\$85,168  
**AVG. INCOME**  
*Within 20 Miles*

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

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



# LABOR ANALYSIS



### % Blue Collar Employees By Census Tract (2021)

- 20% or less
- 20.01% to 30%
- 30.01% to 40%
- 40.01% to 50%
- greater than 50%

# 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 | 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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# CONTACT INFORMATION

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