



AVAILABLE SF

+/- 16,842 SF

SALE PRICE

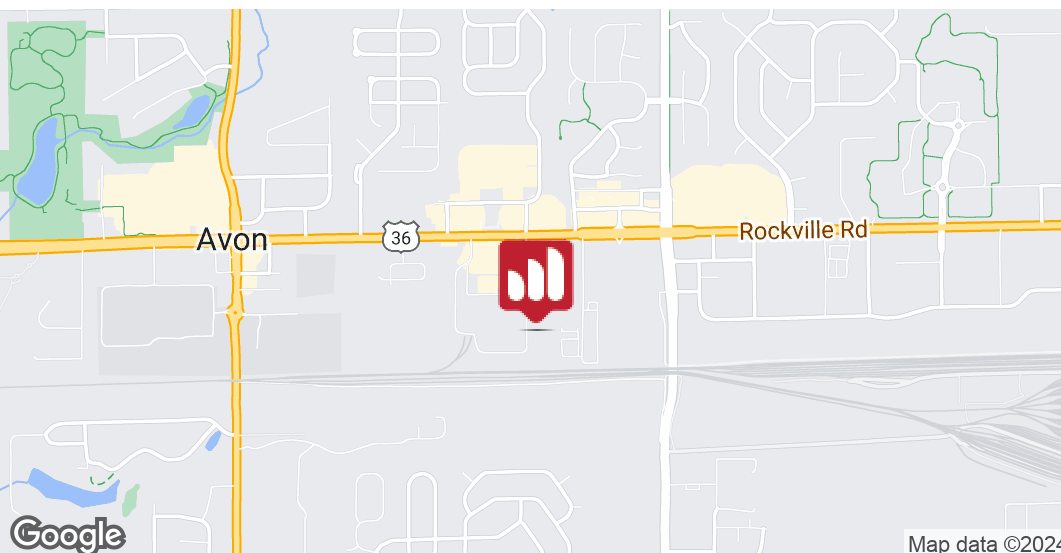
\$2,200,000

PROPERTY HIGHLIGHTS

- Great owner-user or investment opportunity
- 13,194 SF flex bldg, with two add'l warehouse buildings
- Add'l industrial land included for expansion or outdoor storage opportunities
- Garden-style offices could be utilized by an owner-user or leased out to generate income

FOR SALE

137 S.
PRODUCTION
DR.
Avon, IN 46123



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PROPERTY DESCRIPTION

+/- 13,100 square foot flex building (60% Office, 40% Warehouse) with two additional warehouse buildings, totaling +/- 3,400 square feet; in total, +/-16,500 square feet on 2.15 AC. Also, approx. 1 AC industrial land included for expansion or outdoor storage opportunities.

LOCATION DESCRIPTION

Located just off of Rockville Rd./US 36 & less than a mile to Downtown Avon. Only approx. four miles to I-465 & 13 miles to Downtown Indianapolis, IN. Avon is located directly east of Indy. It is a straight shot to downtown. Avon is an ever-growing suburb of Indy. Minutes to various state roads & interstates, as well as the Indianapolis International Airport.

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LOCATION INFORMATION

Street Address	137 Production Dr.
City, State, Zip	Avon, IN 46123
County	Hendricks

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-2
Lot Size	2.09 Acres
APN #	32-10-11-220-008.000-031

PARKING & TRANSPORTATION

Parking Price Per Month	\$0.00 /month
Parking Type	Surface
Parking Ratio	1.32

UTILITIES & AMENITIES

Central HVAC	Yes
Power	400a/120 - 208v 3p
Utilities	Heating - electric, AC, Lighting - metal halide, Sewer, Water
Amenities	24-hr Access, Storage Space, Fenced

BUILDING INFORMATION

Buildings Sizing Total	16,842 SF
Tenancy	Multiple
Ceiling Height	16 ft
Dock Doors	1
Drive-ins	3
Drive-ins Sizing	12'w x 14'h
Number of Floors	2
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	3
Flex Bldg	13,194 SF
Office Buildout	Custom
Office Total SF	7,784 SF
Main Level	4,136 SF
2nd Level	3,648 SF
Warehouse SF	4,900 SF
Add'l Warehouse Bldg 1	2,304 SF
Add'l Warehouse Bldg 2	1,344 SF

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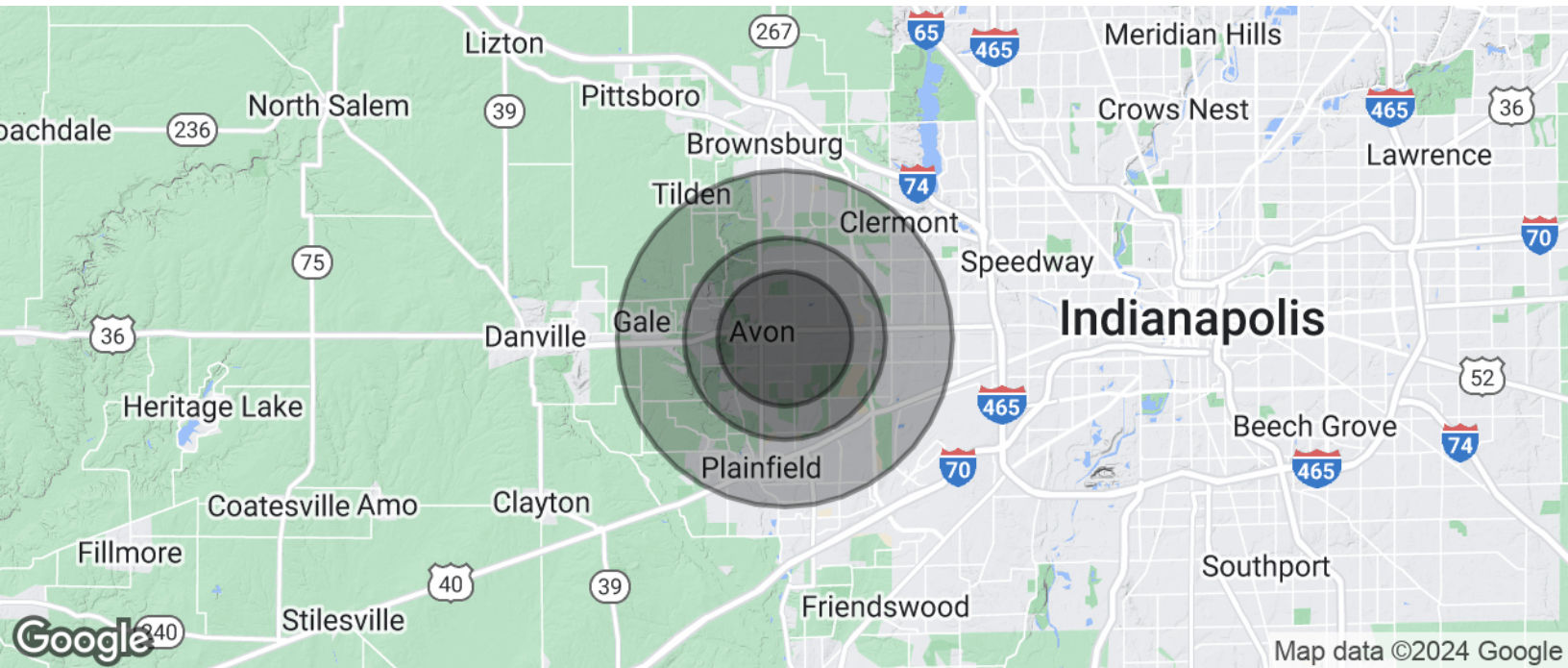
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POPULATION	2 MILES	3 MILES	5 MILES
Total Population	23,583	43,387	108,987
Average Age	36.1	37.0	38.4
Average Age (Male)	35.4	35.9	36.4
Average Age (Female)	38.0	38.8	39.5

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	8,710	15,798	41,966
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$102,677	\$108,396	\$91,040
Average House Value	\$200,079	\$210,191	\$186,486

* Demographic data derived from 2020 ACS - US Census

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