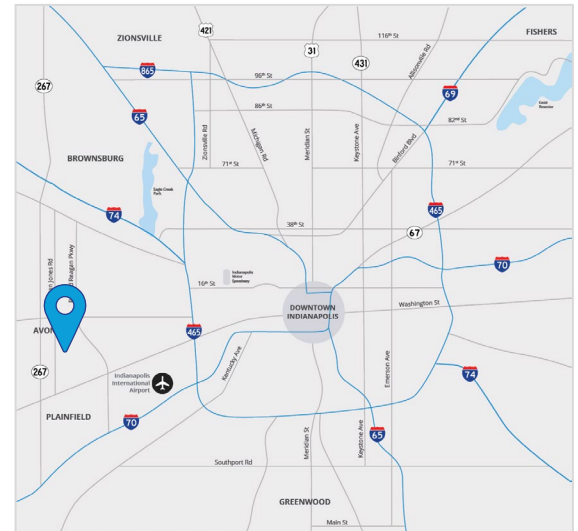


8109 Kingston St

## For Lease

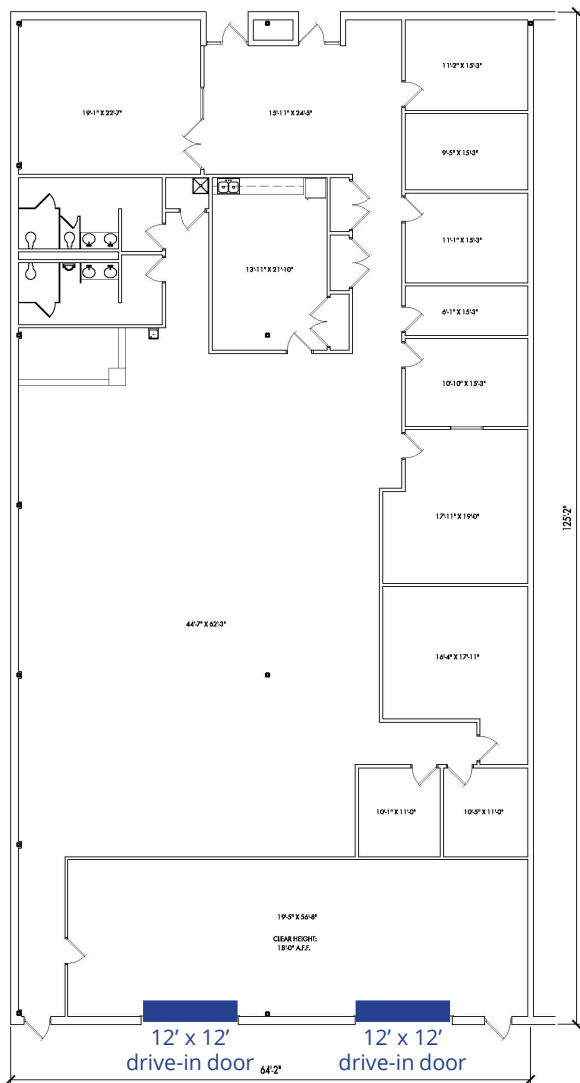
8109 - 8131 Kingston Street  
Avon, IN 46123

- 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: \$4.18/SF



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## Suite 500-600

Office SF	6,810
Warehouse SF	1,190
Total SF	8,000

## 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 immediate occupancy

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