



AVON LANDINGS

— COMMERCE PARK —



AVAILABLE

245,400 SF FOR LEASE OR BTS

BUILDING II
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 II Size:	245,400 SF (divisible to 120,000 SF)	Bay Size:	54' X 60'
Office Area:	BTS	Building Dimensions:	816' x 300'
Site Area:	±20.0 acres	Sprinkler:	ESFR
Clear Height:	32'	Lighting:	LED
Loading:	29 docks; 3 drive-ins	Fiber:	Endeavor Fiber service currently in the building
Parking:	207	Taxes:	10-Year tax abatement program



SITE PLAN



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



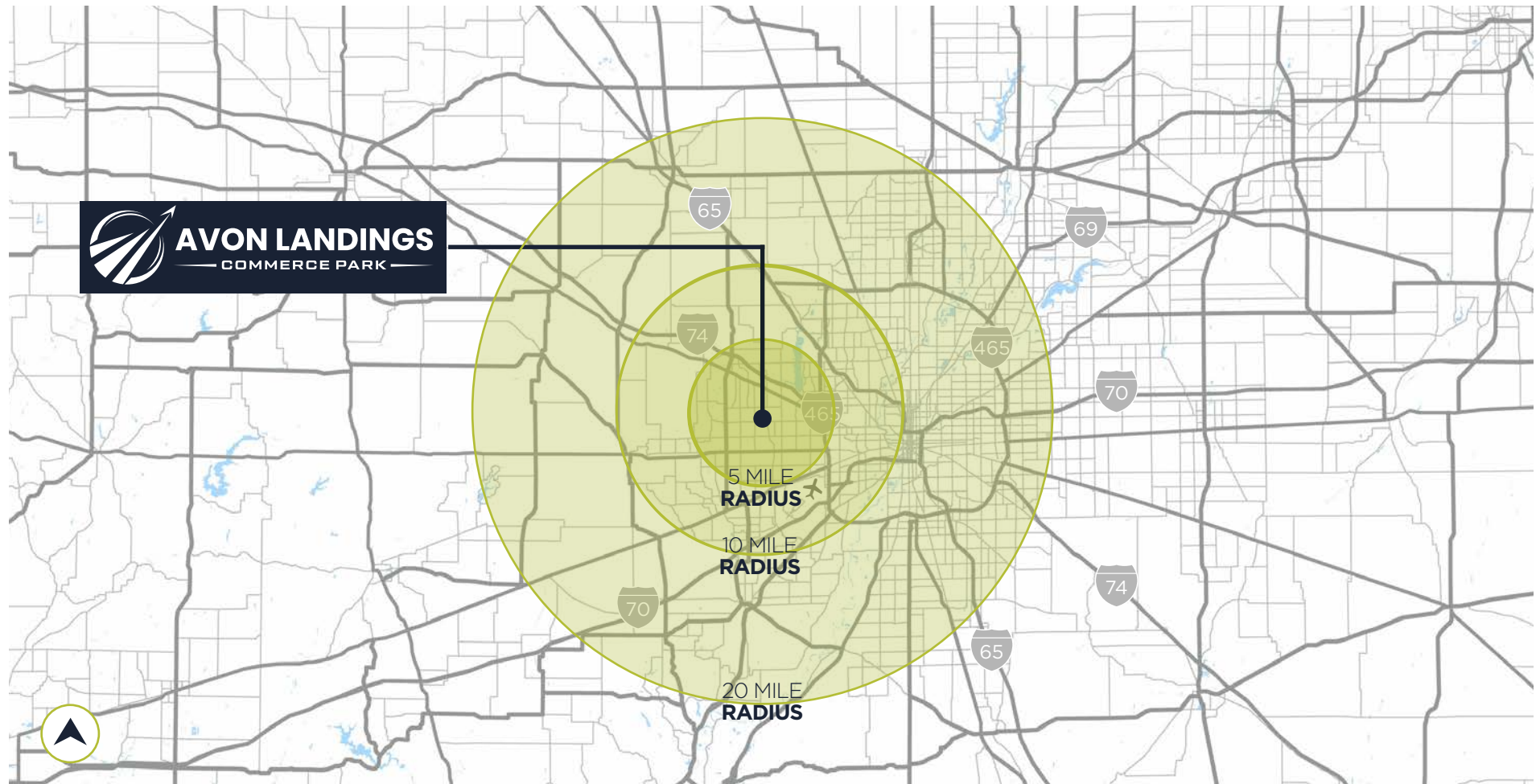
338,157
LABOR FORCE
Within 10 Miles

1,409,723
POPULATION
Within 20 Miles

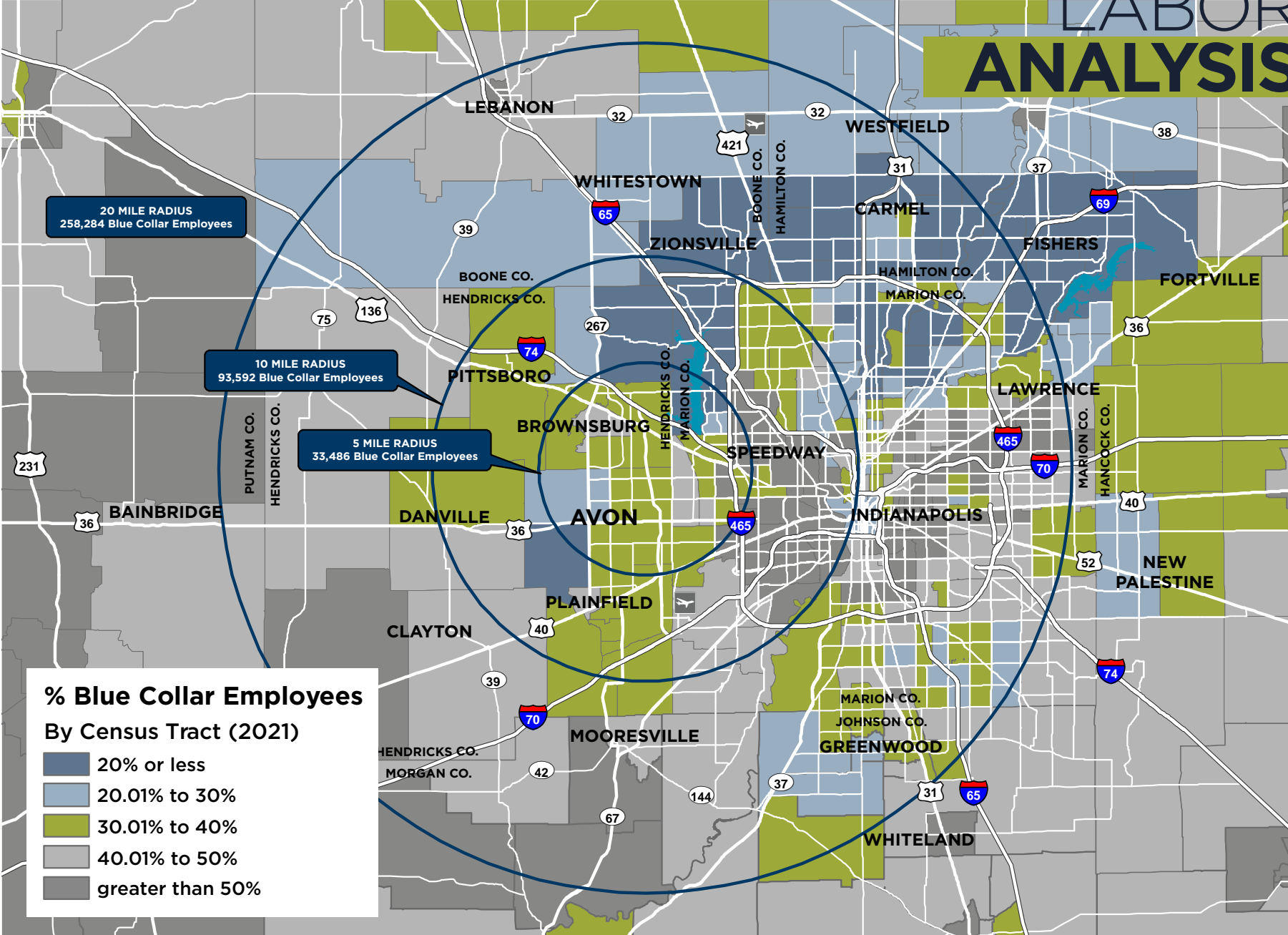
\$85,168
AVG. INCOME
Within 20 Miles

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





- 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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CONTACT INFORMATION

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