



Reagan Logistics Park

NEW CLASS-A INDUSTRIAL

10144 & 10207 Veterans Drive, Avon, IN

www.reaganlogisticspark.com

Building A: 113,400 SF remaining

Building B: 712,800 SF



PARK OVERVIEW



PARK FEATURES



First generation, move-in ready



Ten year tax abatement in place



14 minute drive to FedEx



Sustainably Certified: Green Globes Core and Shell

TENANT OPPORTUNITIES



Signage



Security

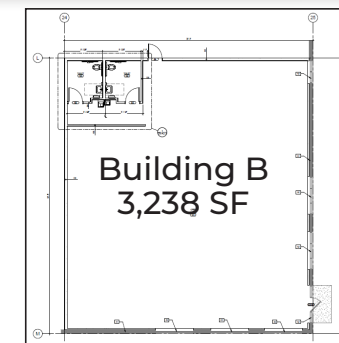
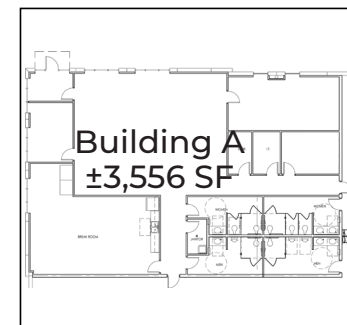


Ample parking



Controlled access

OFFICE SPACE



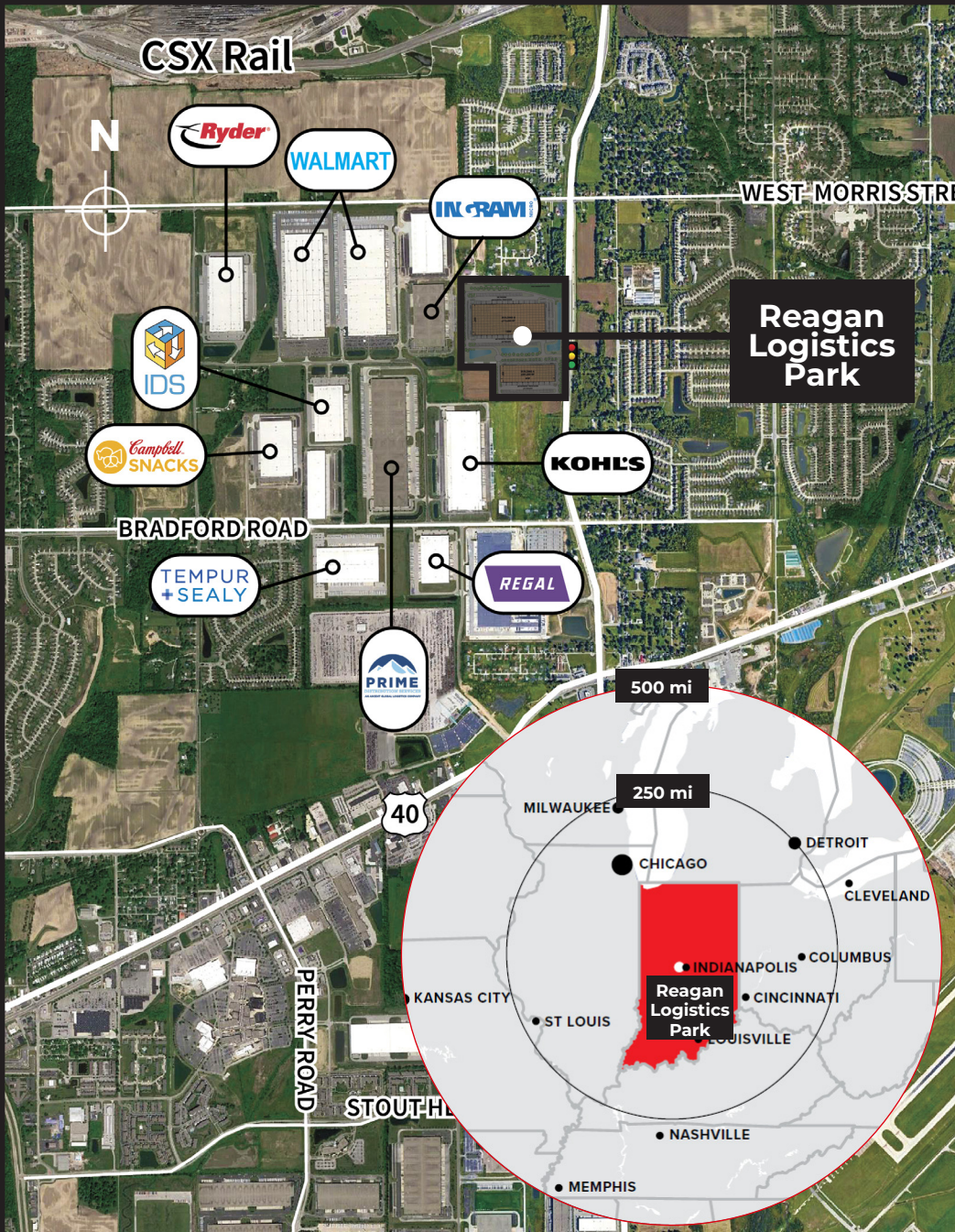


Building B - 10144 Veterans Drive

BUILDING	712,800 SF
OFFICE	3,238 SF
LOADING FACILITIES	Cross dock 96 dock doors (expandable to 159) 48 fully equipped w/ 40,000 lb levelers
DRIVE-IN DOOR	(4) 12' x 14'
BUILDING DEPTH	550'
CLEAR HEIGHT	36'
COLUMN SPACING	54' x 48' typical 60' speed bays
TRAILER PARKING	160 stalls
AUTO PARKING	369 spaces
CONSTRUCTION	Pre-cast concrete
SLAB	7" concrete floors
ROOF	60 mil TPO, 20 yr warranty
SPRINKLER	ESFR
POWER	(2) 2500 Amp, 277/480V, 3 phase
LIGHTING	LED
SUSTAINABILITY	6 EV charging stations

Building A - 10207 Veterans Drive

BUILDING	291,600 SF
AVAILABLE	113,400 SF
OFFICE	±3,556 SF under construction
LOADING FACILITIES	Rear load 15 dock doors (expandable to 24) 7 fully equipped w/ 40,000 lb levelers
DRIVE-IN DOOR	(1) 12' x 14'
BUILDING DEPTH	300'
CLEAR HEIGHT	32'
COLUMN SPACING	54' X 48' typical 60' speed bays
TRAILER PARKING	28 stalls
AUTO PARKING	68 spaces
CONSTRUCTION	Pre-cast concrete
SLAB	7" concrete floors
ROOF	60 mil TPO, 20 yr warranty
SPRINKLER	ESFR
POWER	800 amps, 277/480V, 3 phase
LIGHTING	LED



Located in Indianapolis, the “Crossroads of America,”

Reagan Logistics Park is strategically positioned along Ronald Reagan Parkway, which connects I-70 to I-74 and is located 5.5 miles from the Indianapolis airport. This airport is home to the 2nd largest FedEx Express hub, provides direct Asia-Indianapolis freight access, and is the 8th largest air cargo facility nationally.

Hendricks County is one of the largest and most established submarkets in Indianapolis, with nearly 80% of the U.S. population accessible within a 24 hour drive. With such close proximity to the FedEx hub and a major transportation crossroads, **10144 and 10207 Veterans Drive** are unparalleled when it comes to access.



US 40
1.15 mi



Int'l Airport
5.5 mi



I-70
4.5 mi



FedEx Hub
7.3 mi



I-465
5.2 mi



CSX Railyard
3.2 mi

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