

# First Generation Class A Industrial Facility along Ronald Reagan Parkway



## Reagan Logistics Park

10207 Veterans Drive, Avon, IN

**113,400 SF**

**AVAILABLE FOR LEASE**

### PARK FEATURES



**First generation**, move-in ready



**Ten year tax abatement** in place



**14 minute** drive to FedEx



**Sustainability Certified:** Green  
Globes Core and Shell

### TENANT OPPORTUNITIES



Signage



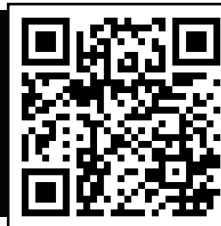
Security



Ample  
parking



Controlled  
access



**Scan QR or visit:**

[www.reaganlogisticspark.com](http://www.reaganlogisticspark.com)  
**for video and virtual tour!**



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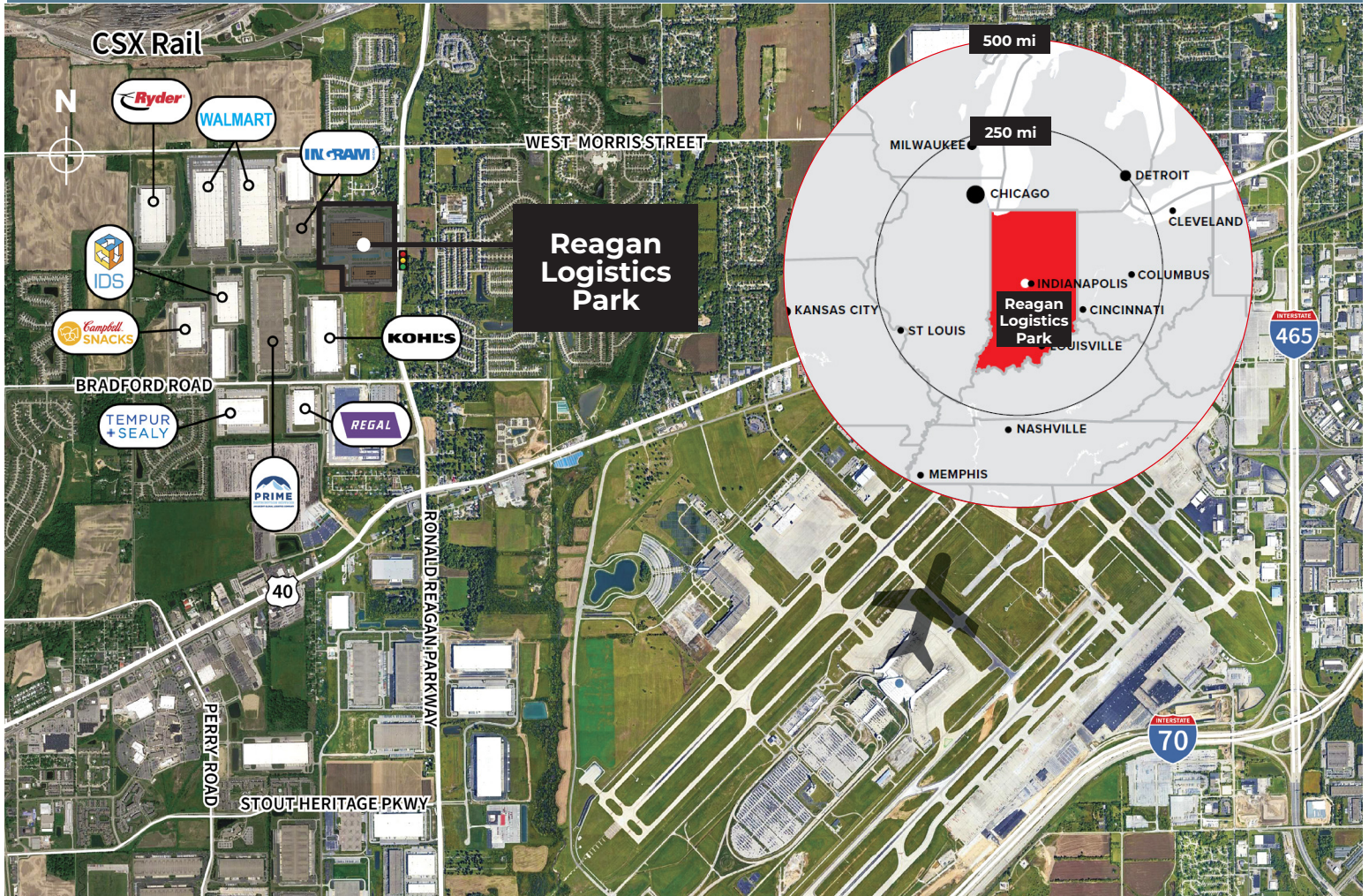
SITE PLAN



SPECIFICATIONS

|                    |                                                                                       |                  |                                |
|--------------------|---------------------------------------------------------------------------------------|------------------|--------------------------------|
| BUILDING           | 291,600 SF                                                                            | BUILDING DEPTH   | 300'                           |
| AVAILABLE          | 113,400 SF                                                                            | CONSTRUCTION     | Pre-cast concrete              |
| OFFICE             | 3,556 SF                                                                              | CLEAR HEIGHT     | 32'                            |
| LOADING FACILITIES | Rear load   15 dock doors (expandable to 24)   7 fully equipped w/ 40,000 lb levelers | COLUMN SPACING   | 54' x 48' TYP   60' speed bays |
| DRIVE-IN DOOR      | (1) 12' x 14' drive-in door                                                           | SLAB             | 7" concrete floors             |
| AUTO PARKING       | 68 spaces                                                                             | ROOF             | 60 mil TPO   20 yr warranty    |
| TRAILER PARKING    | 28 stalls                                                                             | LIGHTING         | LED                            |
| POWER              | 800 Amp   480/277V   3 phase                                                          | FIRE SUPPRESSION | ESFR                           |
|                    |                                                                                       | ACCESS           | Signal via Ronald Reagan Pkwy  |

## LOCATION



Located in Indianapolis, the “Crossroads of America,” 10207 Veterans Drive boasts:



**IMMEDIATE  
CONNECTIVITY**  
to Ronald Reagan  
Parkway, I-70 and I-74



**CLOSE PROXIMITY**  
to the 2nd largest  
FedEx Express Hub  
and CSX Railyard



**STRATEGICALLY  
POSITIONED**  
5.5 miles from  
Indianapolis Airport



**ESTABLISHED  
SUBMARKET**  
within Hendricks  
County



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