

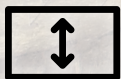
Reagan Logistics Park

10144 & 10207 Veterans Drive
Avon, IN

291,000 SF & 712,800 SF
Distribution Buildings



First generation
Move-in ready



32' and 36' clear heights



Ten year tax abatement
in place



Lighted intersection on
Ronald Reagan Parkway



14 minute drive to FedEx



Green Globes Certified:
Core and Shell

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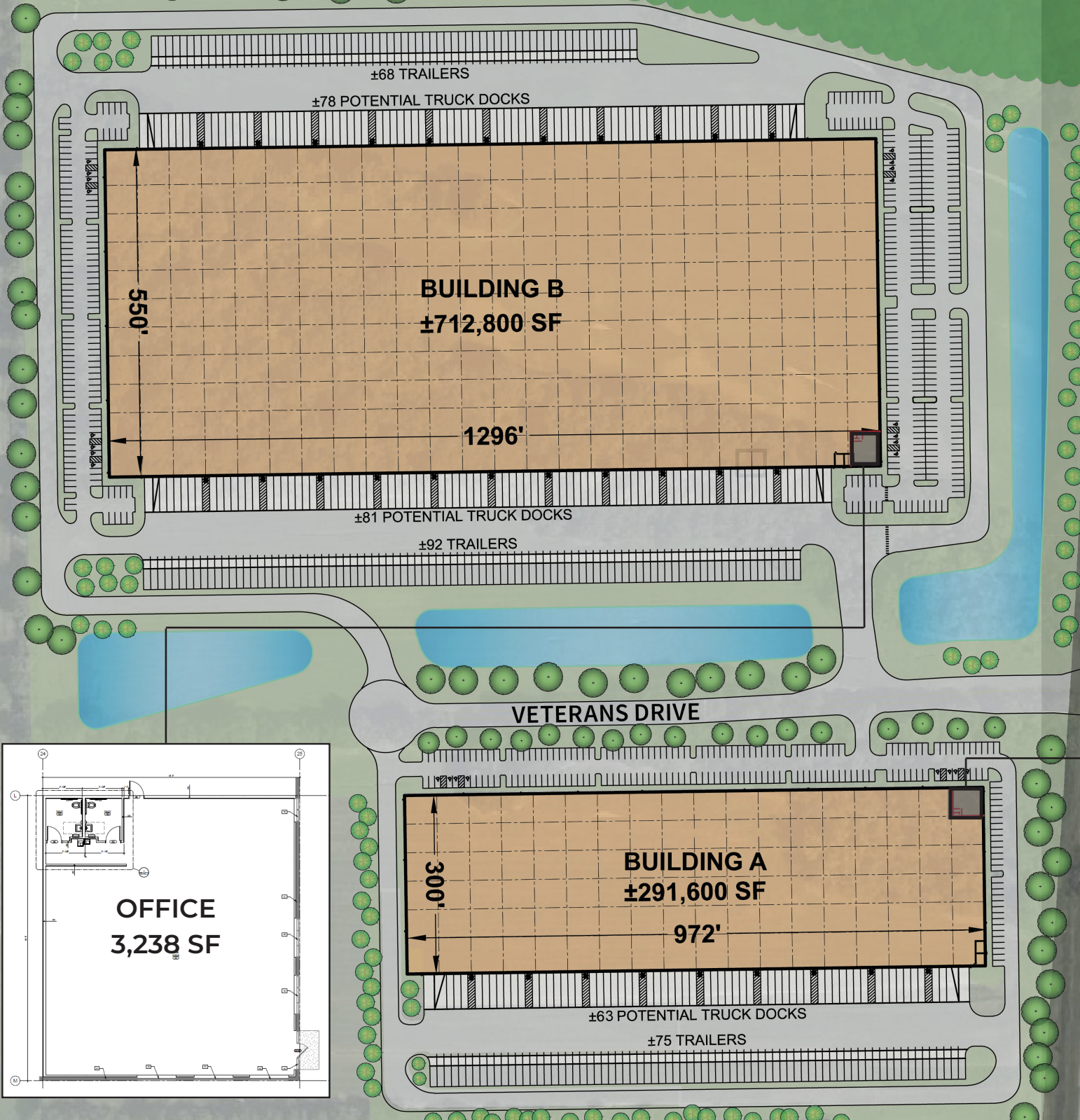
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



Building A - 10207 Veterans Drive

Building B - 10144 Veterans Drive

BUILDING	291,600 SF	BUILDING	712,800 SF
OFFICE	2,586 SF	OFFICE	3,238 SF
LOADING FACILITIES	Rear load 40 dock doors (expandable to 63) 20 fully equipped w/ 40,000 lb levelers	LOADING FACILITIES	Cross dock 96 dock doors (expandable to 159) 48 fully equipped w/ 40,000 lb levelers
DRIVE-IN DOOR	(2) 12' x 14'	DRIVE-IN DOOR	(4) 12' x 14'
BUILDING DEPTH	300'	BUILDING DEPTH	550'
CLEAR HEIGHT	32'	CLEAR HEIGHT	36'
COLUMN SPACING	54' X 48' typical 60' speed bays	COLUMN SPACING	54' x 48' typical 60' speed bays
TRAILER PARKING	75 stalls	TRAILER PARKING	160 stalls
AUTO PARKING	199 spaces	AUTO PARKING	369 spaces
CONSTRUCTION	Pre-cast concrete	CONSTRUCTION	Pre-cast concrete
SLAB	7" concrete floors	SLAB	7" concrete floors
ROOF	60 mil TPO, 20 yr warranty	ROOF	60 mil TPO, 20 yr warranty
SPRINKLER	ESFR	SPRINKLER	ESFR
POWER	2400 amps, 277/480V, 3 phase	POWER	(2) 2500 Amp, 277/480V, 3 phase
LIGHTING	LED	LIGHTING	LED
SUSTAINABILITY	2 EV charging stations	SUSTAINABILITY	6 EV charging stations

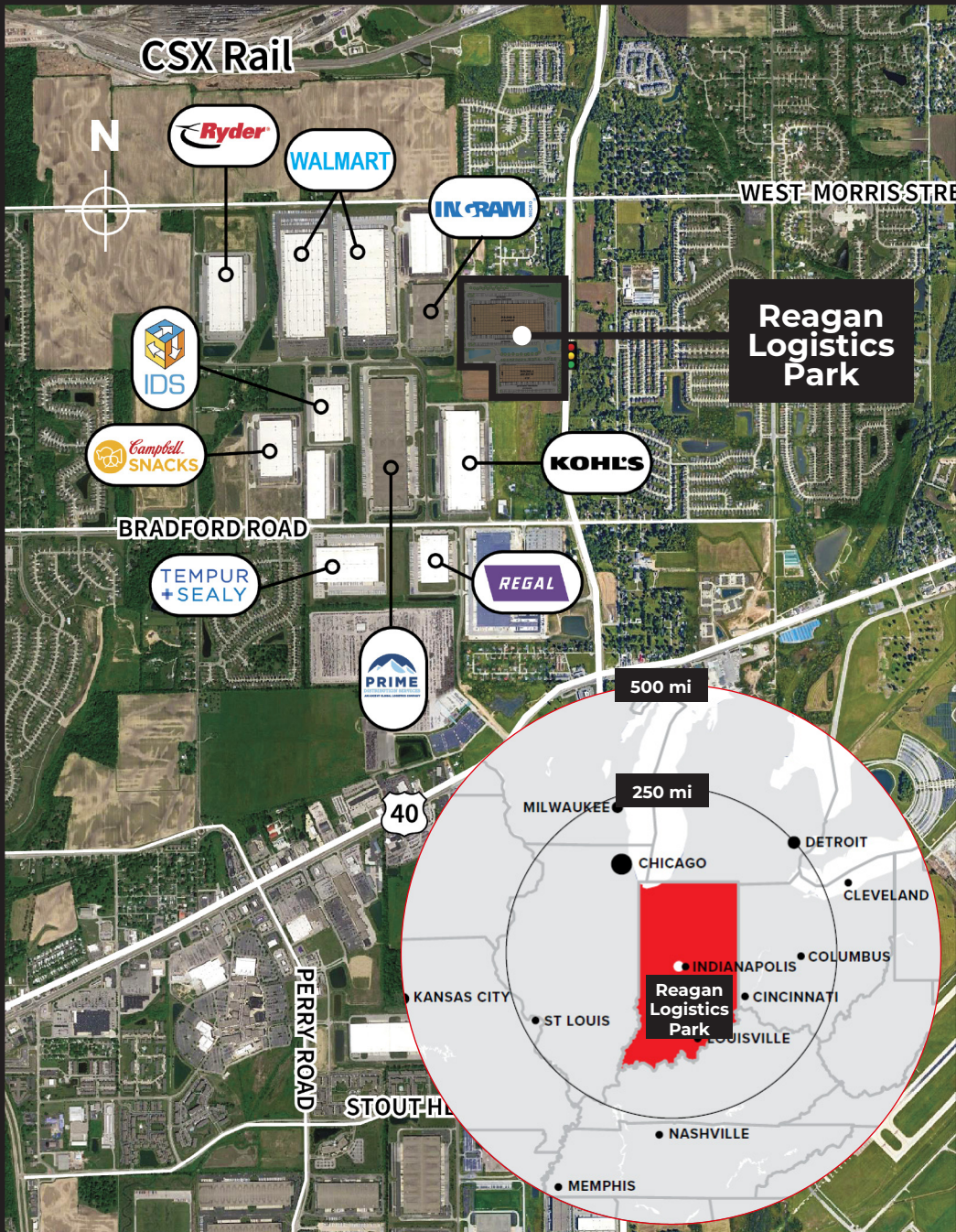


TENANT OPPORTUNITIES

-  Signage
-  Security
-  Controlled access
-  Ample parking

SUSTAINABILITY FEATURES

-  Green Globes Certified
-  LED Lighting



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 50% 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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