

FOR LEASE > INDUSTRIAL / FLEX / SHOWROOM



8109 Kingston Street

AVON, IN

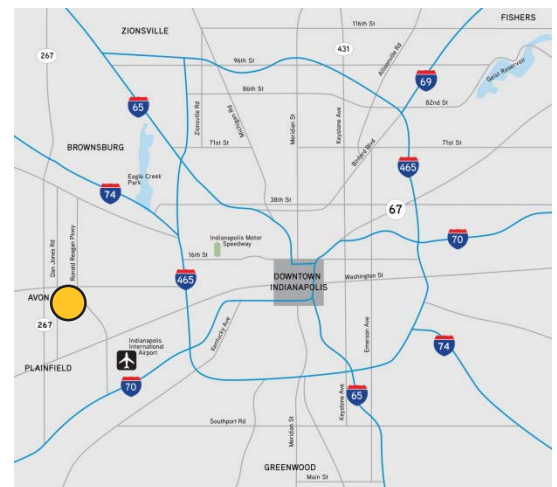


Property Highlights

- > 24,000 total SF building
 - Up to 16,000 SF contiguous for lease
- > Nice storefront windows
- > 18' - 20' clear height
- > Drive-in loading (12' x 12' doors)
- > 125' building depth
- > Double row parking
- > Fully sprinklered
- > Built in 2002
- > Located in the heart of Hendricks County at the intersection of US Hwy 36 (Rockville Road) & Dan Jones Road
- > Numerous amenities nearby
- > Lease rate: \$7.95 PSF/YR Modified Gross

CURRENT AVAILABILITY

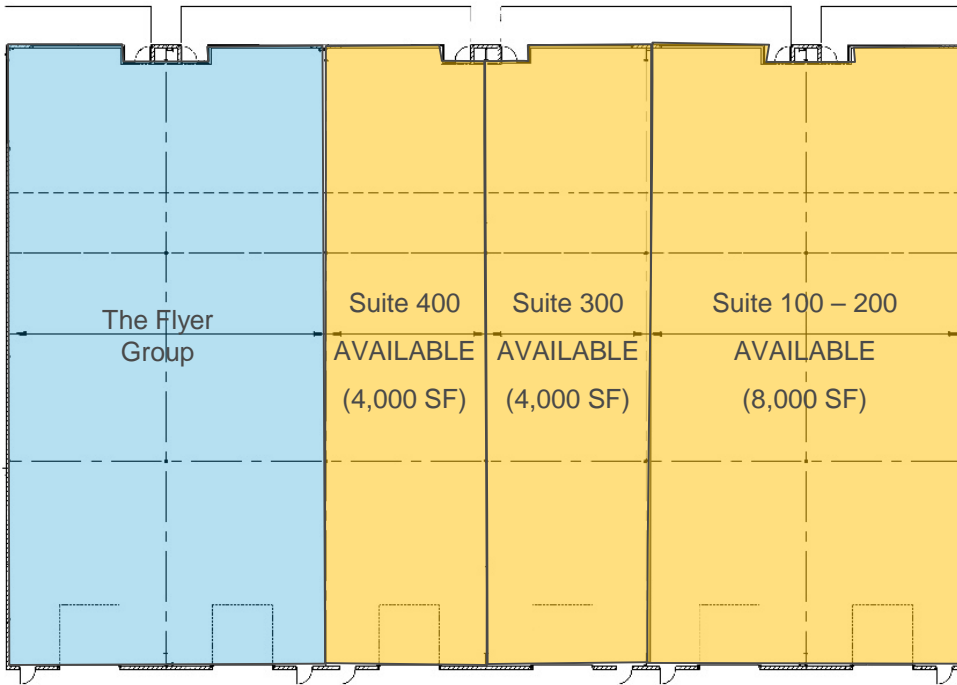
Suite	Available SF	Office SF	Drive-ins
100 - 200	8,000	TBD	TBD
300	4,000	300	1
400	4,000	0	1



JASON SPECKMAN, SIOR
317 713 2115
jason.speckman@colliers.com

COLLIERS INTERNATIONAL
241 N Pennsylvania St, Suite 300
Indianapolis, IN 46204
colliers.com

Building Plan



Suite Specifications

SUITE 100 - 200

- > 8,000 SF available
- > Build-out TBD. Currently built-out as a karate studio
- > Men's and women's locker rooms

SUITE 300

- > 4,000 SF available
- > ± 850 SF showroom
- > ± 300 SF office
- > (1) 12' x 12' drive-in door
- > Fully air-conditioned warehouse

SUITE 400

- > 4,000 SF available
- > Primarily warehouse with men's and women's restrooms
- > (1) 12' x 12' drive-in door

ADJACENT LOT

- > Adjacent 3.49 acre lot available for sale

Contact

JASON SPECKMAN, SIOR

317 713 2115

jason.speckman@colliers.com

