



HILLSDALE BUSINESS PARK

7825 SHADELAND AVE, INDIANAPOLIS, IN 46250





ACCESS MEETS OPPORTUNITY

Located 25 minutes north of Downtown Indianapolis, just minutes off Interstate 69 and 465, Hillsdale Business Park offers one of the most accessible business opportunities in the city, seamlessly connecting tenants to destinations across the region and ensuring peak productivity where it matters most.

FACILITY AMENITIES

- TOTAL AVAILABLE SPACE: 80,528 SF
- 6 BUILDINGS
- SPECIAL COMMERCIAL ZONING
- BODY ZONE GYM
- GREAT LOCAL LABOR POOL
- QUICK ACCESS TO ABUNDANT LOCAL AMENITIES
- SIGNALIZED TRAFFIC ACCESS

LOCATION

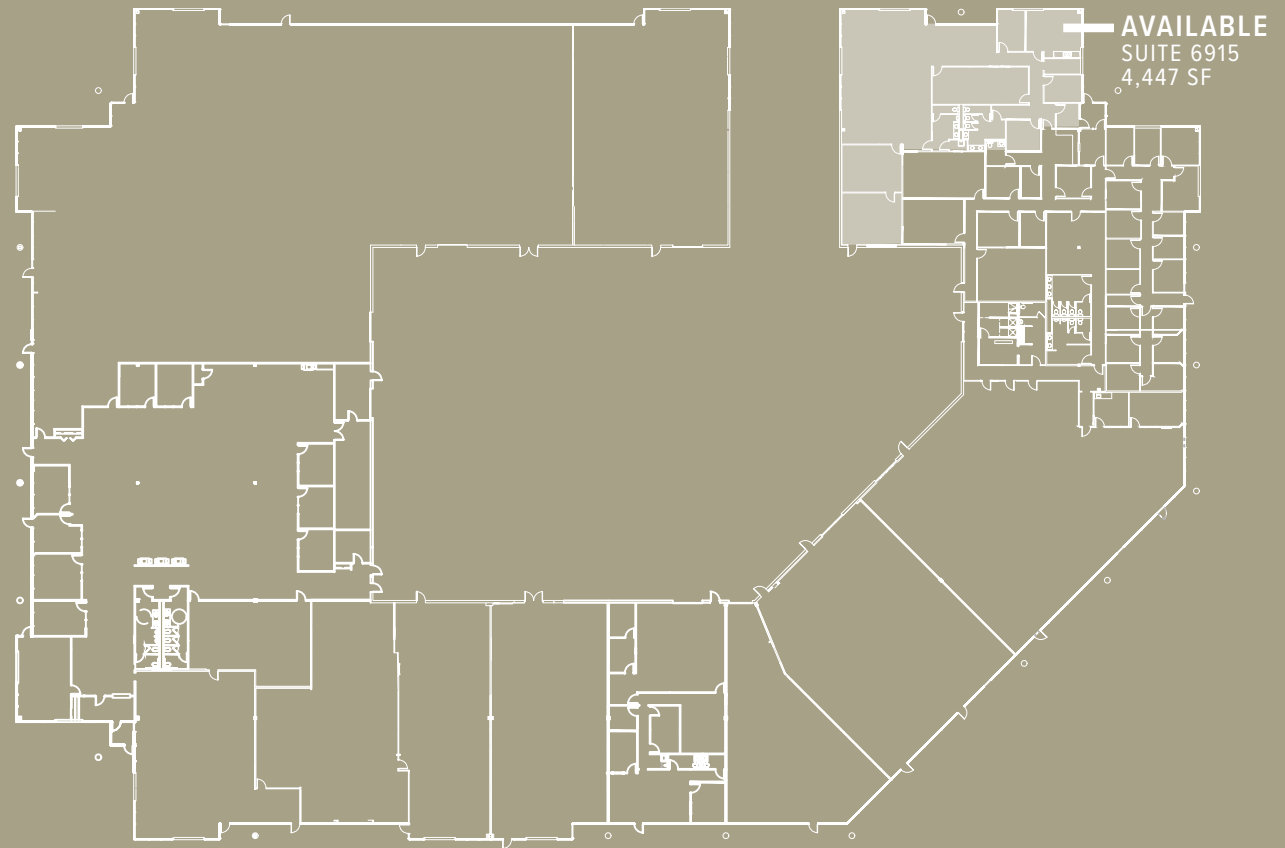
- IMMEDIATE ACCESS TO I-69 AND I-465
- SHORT DRIVE TO I-70 AND I-74
- 0.7 MILES FROM COMMUNITY NORTH HOSPITAL
- 1.9 MILES FROM CASTLETON SQUARE MALL
- 4.5 MILES TO THE FASHION MALL AT KEYSTONE
- 11.5 MILES TO INDIANAPOLIS CBD
- 23 MILES TO INDIANAPOLIS INTERNATIONAL AIRPORT





BUILDING ONE

6911-6999 HILLSDALE COURT INDIANAPOLIS, IN 46250



CURRENT AVAILABILITY

4,447 SF AVAILABLE

12' CLEAR HEIGHT

DRIVE-IN LOADING

VISIBILITY OFF SHADELAND AVE

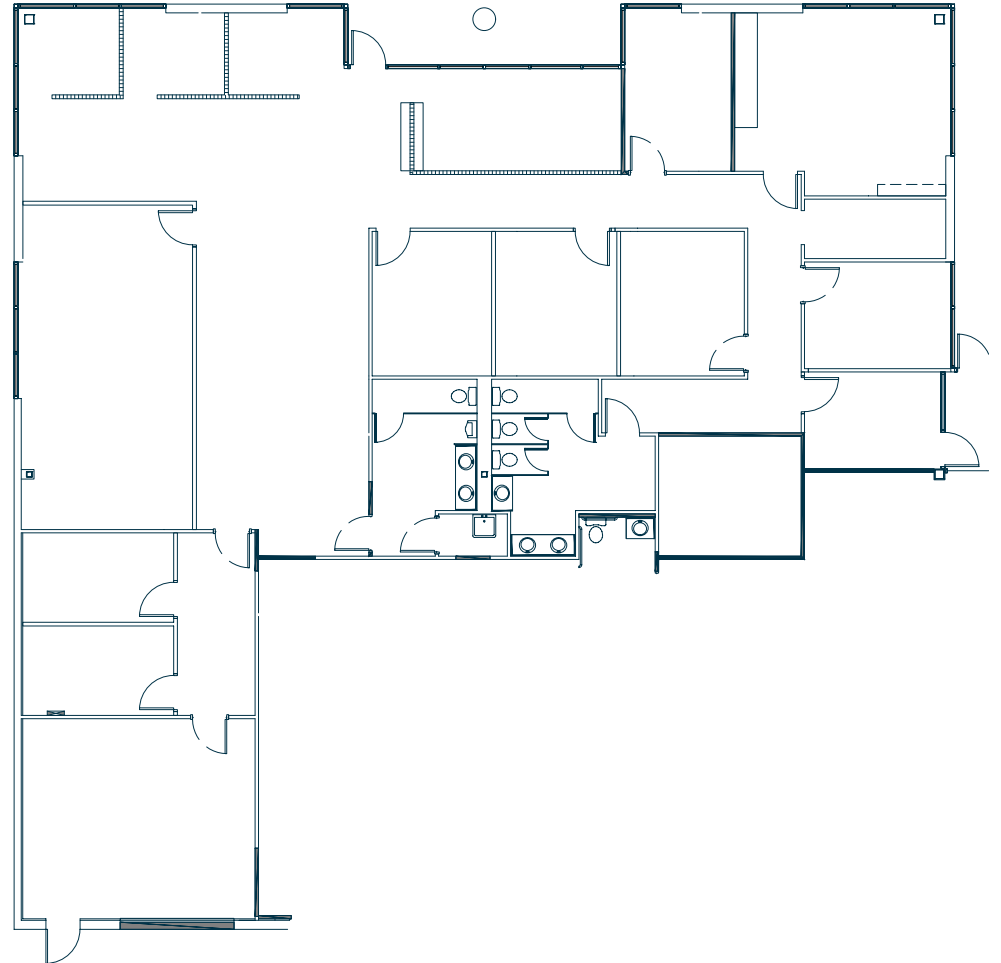


BUILDING 1

SUITE 6915

CURRENT AVAILABILITY

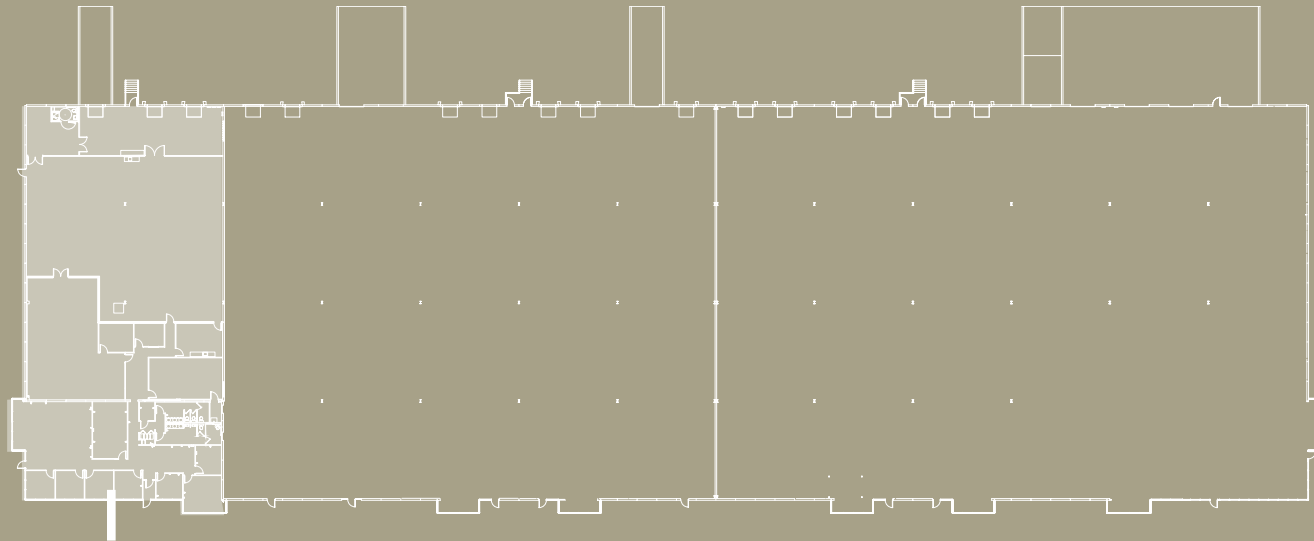
- 4,447 SF Available
- 12' Clear Height
- Potential to Add a Drive-in or Double Man Door
- Potential to Demo Office





BUILDING TWO

6835-6855 HILLSDALE COURT INDIANAPOLIS, IN 46250



AVAILABLE
SUITE 6855
13,100 SF

CURRENT AVAILABILITY

- 13,100 SF AVAILABLE
- ±6,000 SF OFFICE (DEMO UNDERWAY)
- 20' CLEAR HEIGHT
- 2 DOCK DOORS

- 1 DRIVE-IN DOOR
- ESFR SPRINKLERS
- 40'X40' BAY SIZE

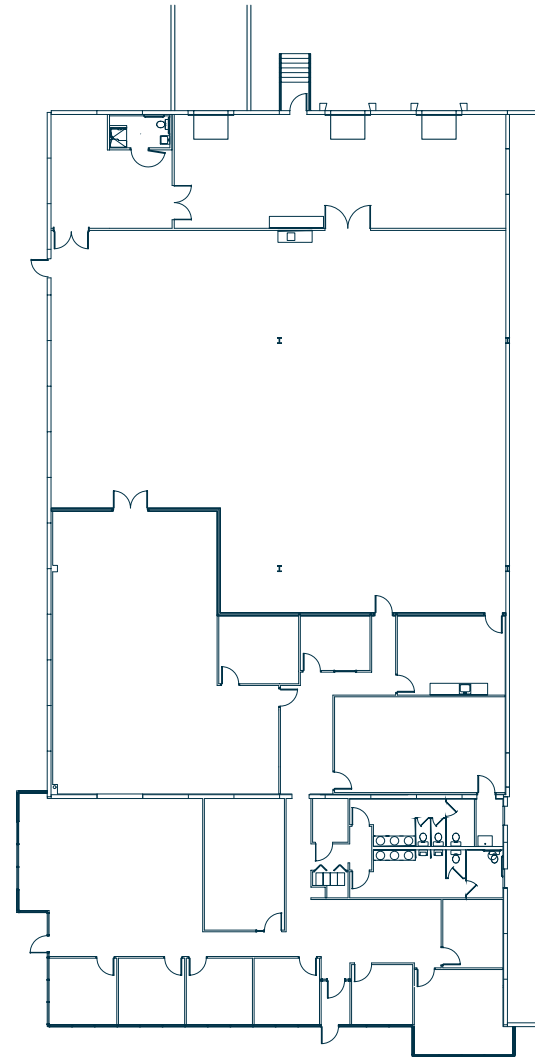


BUILDING 2

SUITE 6855

CURRENT AVAILABILITY

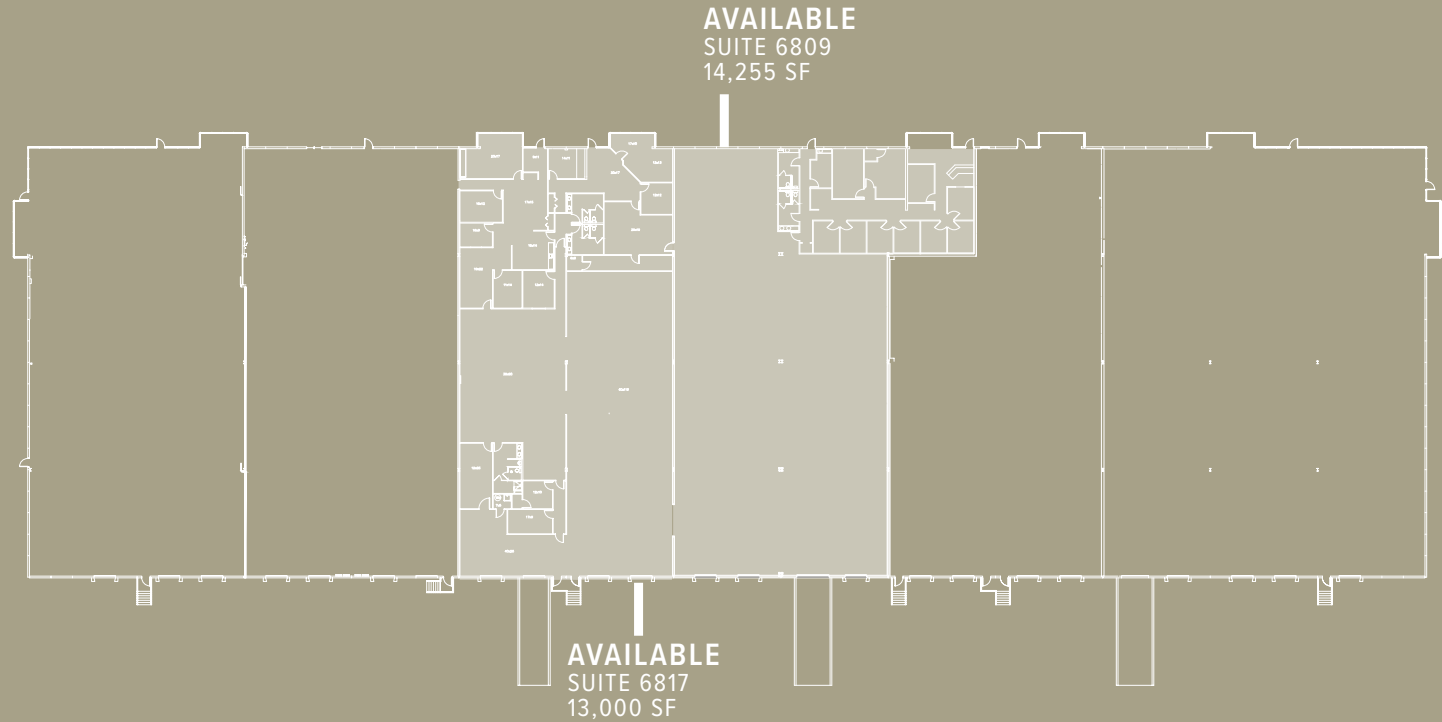
- 13,100 SF Available
- ±6,000 SF Office (Demo Underway)
- 20' Clear Height
- 2 Dock Doors
- 1 drive-in door
- ESFR Sprinklers
- 40'x40' Bay Size





BUILDING THREE

6801-6825 HILLSDALE COURT INDIANAPOLIS, IN 46250



CURRENT AVAILABILITY

13,000 - 27,255 SF AVAILABLE

WILL DEMO OFFICE

20' CLEAR HEIGHT

5 DOCK DOORS

2 DRIVE IN DOORS

40'X40' BAY SIZE

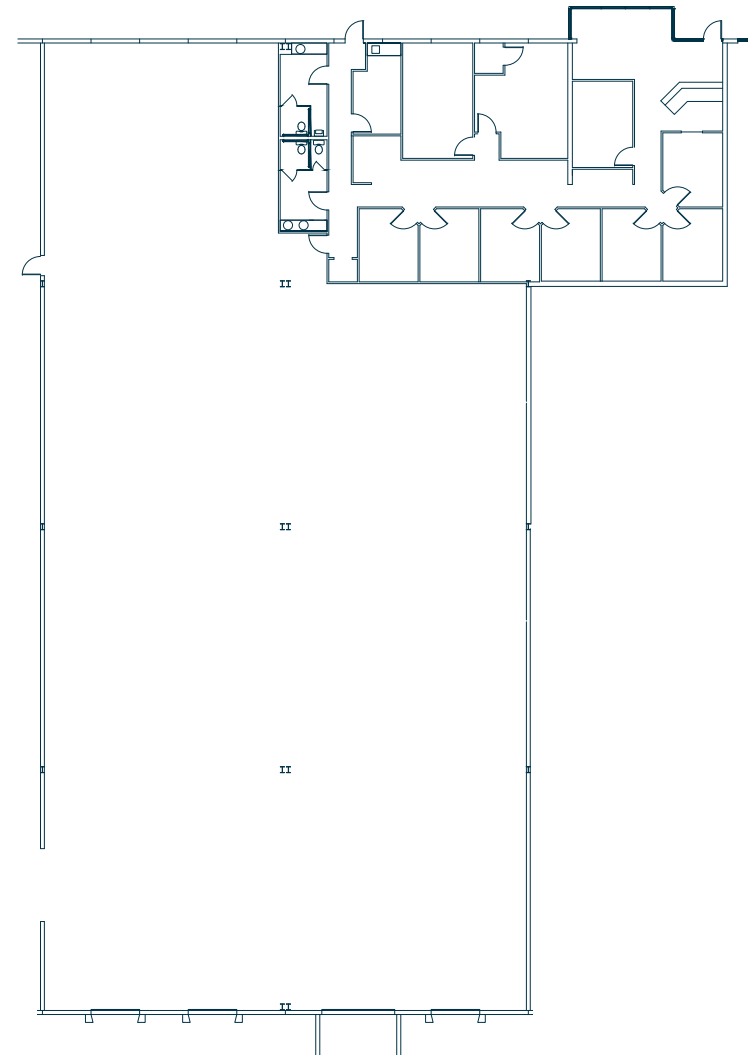


BUILDING 3

SUITE 6809

CURRENT AVAILABILITY

- 14,255 SF
- 2,977 SF Office
- 1 Drive-in Door
- 3 Dock Doors
- Available July/August 2024
- Can be contiguous with suite 6817 for 27,255 SF



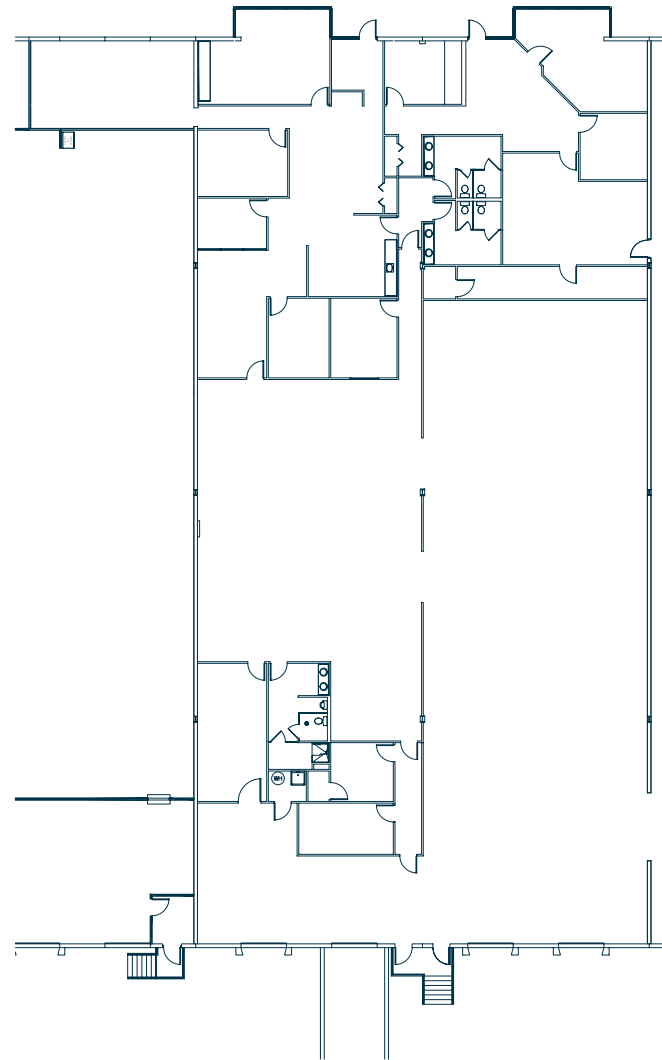


BUILDING 3

SUITE 6817

CURRENT AVAILABILITY

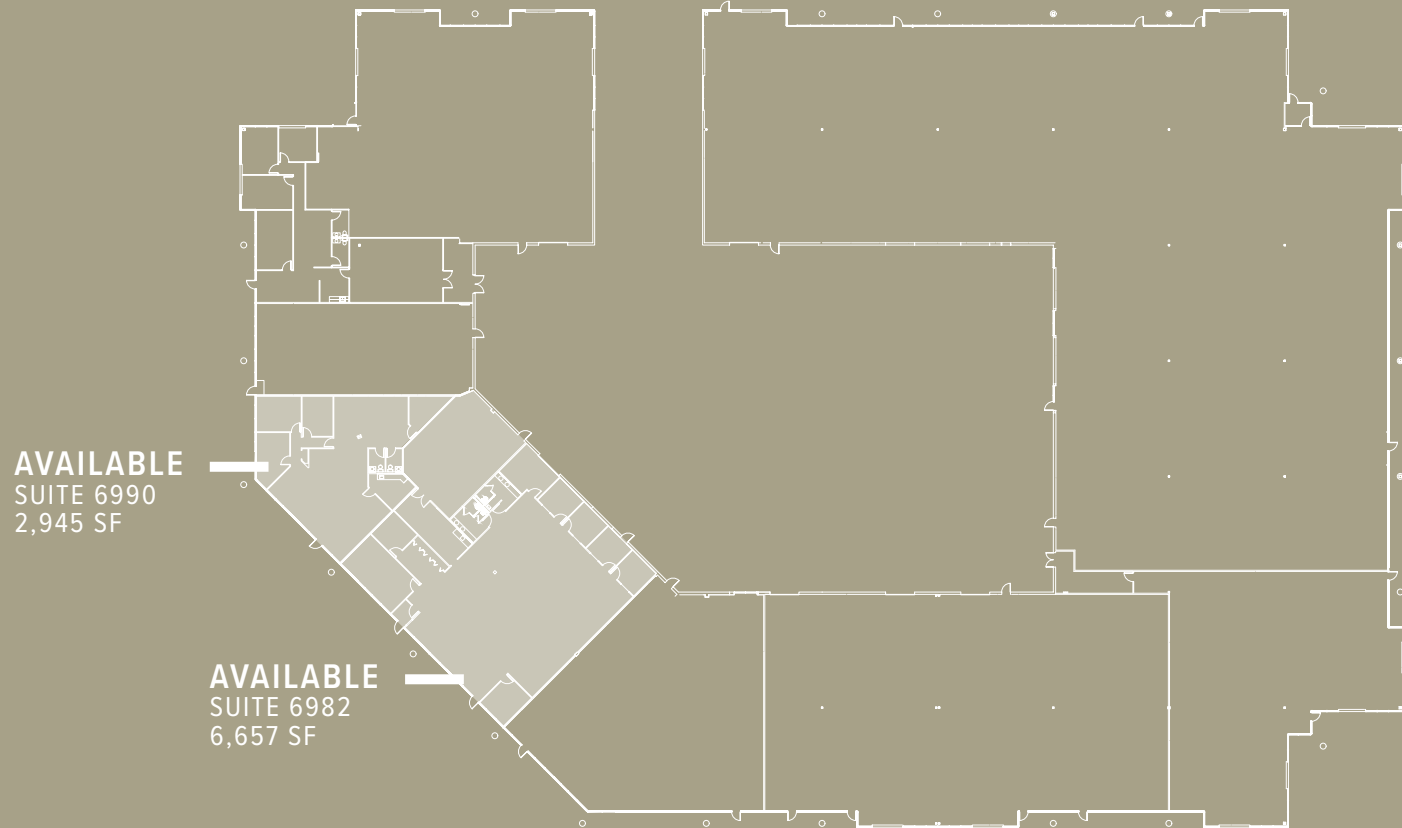
- 13,000 SF Available
- Will demo office
- 20' Clear height
- 2 Dock doors
- 1 Drive in doors
- 40'X40' bay size





BUILDING FOUR

6910-6994 HILLSDALE COURT INDIANAPOLIS, IN 46250



AVAILABLE
SUITE 6990
2,945 SF

AVAILABLE
SUITE 6982
6,657 SF

CURRENT AVAILABILITY

2,945 TO 6,657 SF AVAILABLE

12' CLEAR HEIGHT

DRIVE-IN LOADING

POTENTIAL TO DEMO OFFICE

VISIBILITY OFF SHADELAND AVE

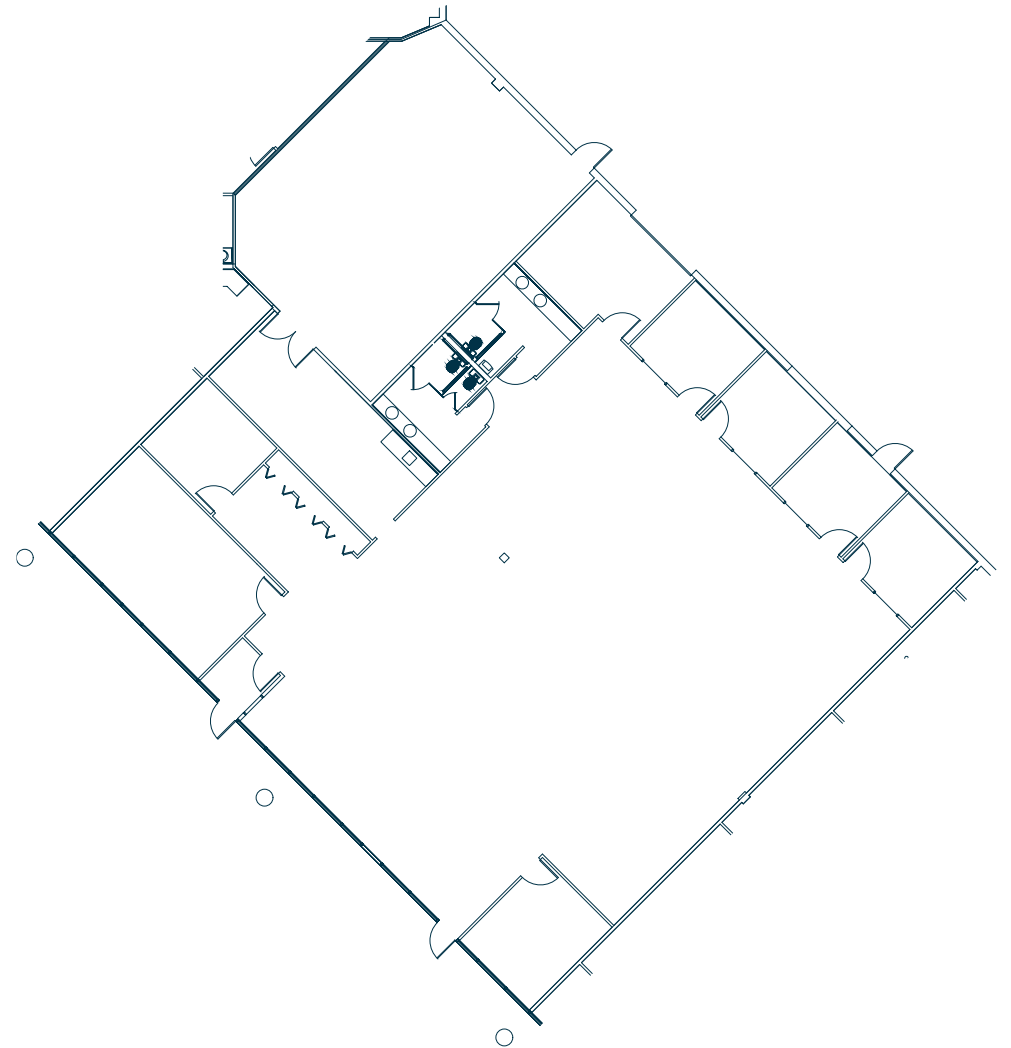


BUILDING 4

SUITE 6982

CURRENT AVAILABILITY

- 6,657 SF Available
- 12' Clear Height
- Potential to Demo Office
- Ability to add a Drive-in Door
- Contiguous with suite 6990
for a total of 9,602 SF



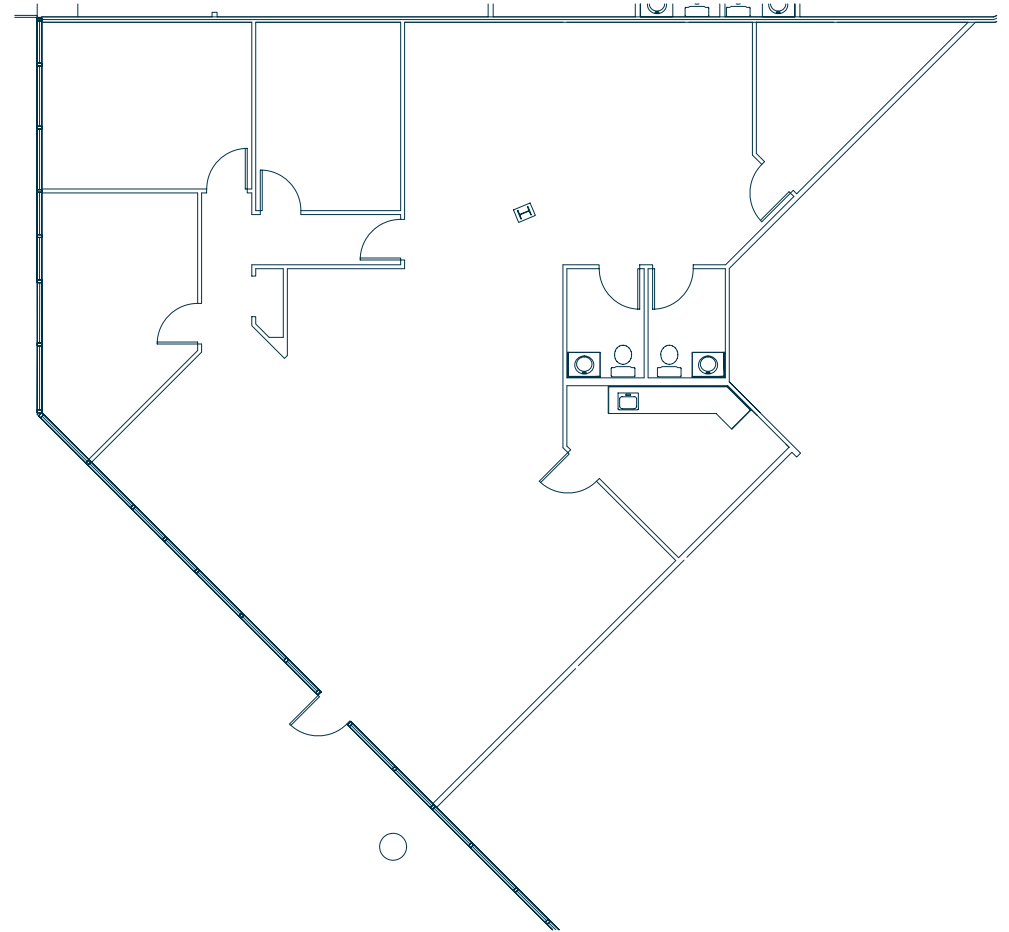


BUILDING 4

SUITE 6990

CURRENT AVAILABILITY

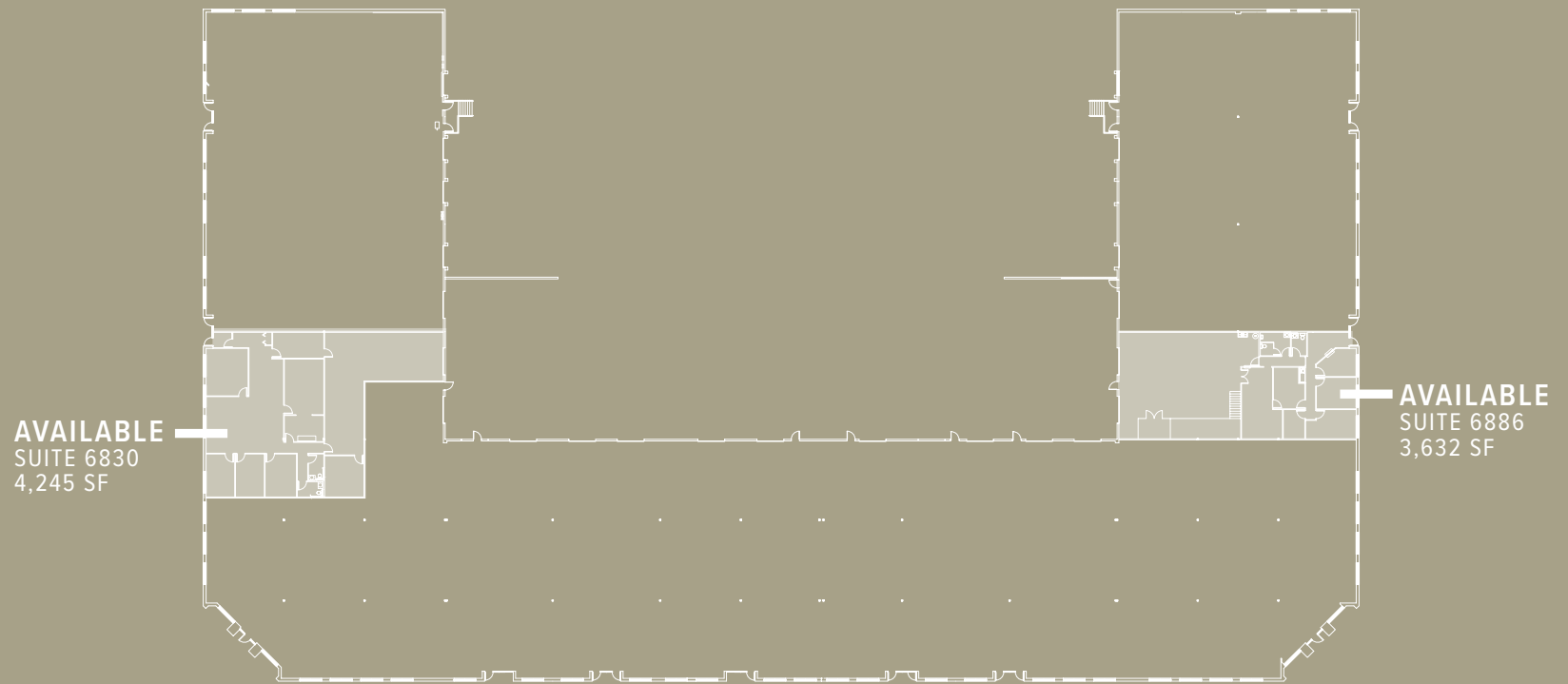
- 2,945 SF Available
- 12' Clear Height
- 100% Office
- Contiguous with suite 6982
for a total of 9,602 SF





BUILDING FIVE

6826-6896 HILLSDALE COURT INDIANAPOLIS, IN 46250



AVAILABLE
SUITE 6830
4,245 SF

AVAILABLE
SUITE 6886
3,632 SF

CURRENT AVAILABILITY

3,632 - 4,254 SF AVAILABLE

14' CLEAR HEIGHT

DRIVE-IN LOADING

BUILDING IS SPRINKLERED

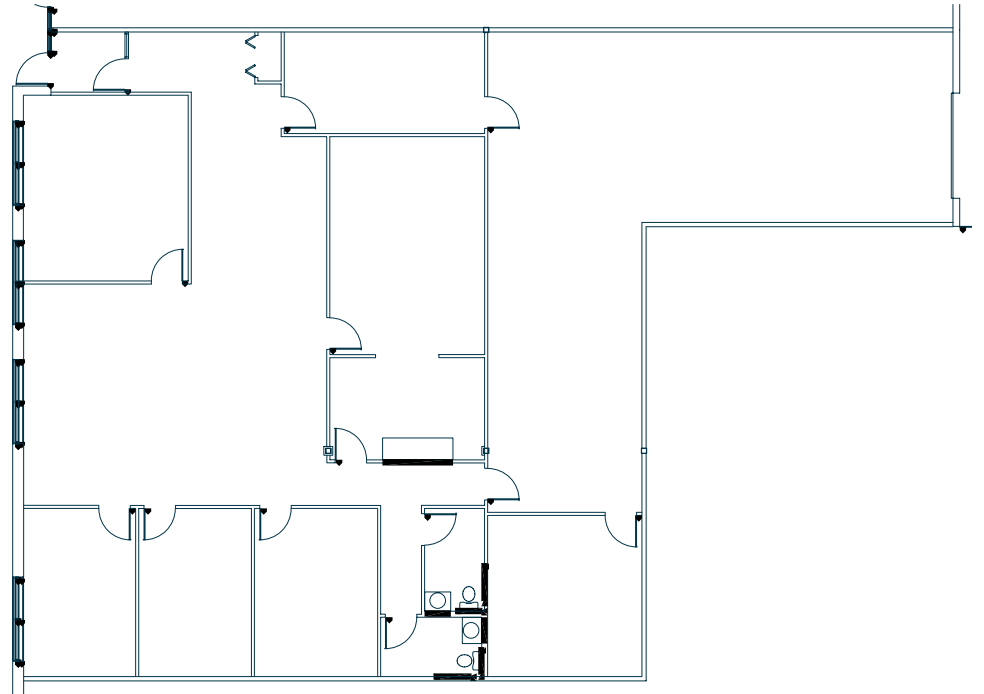


BUILDING 5

SUITE 6830

CURRENT AVAILABILITY

- 4,245 SF Available
- Potential to Demo Office
- 14' Clear Height
- One (1) Drive-in Door (10'x10')



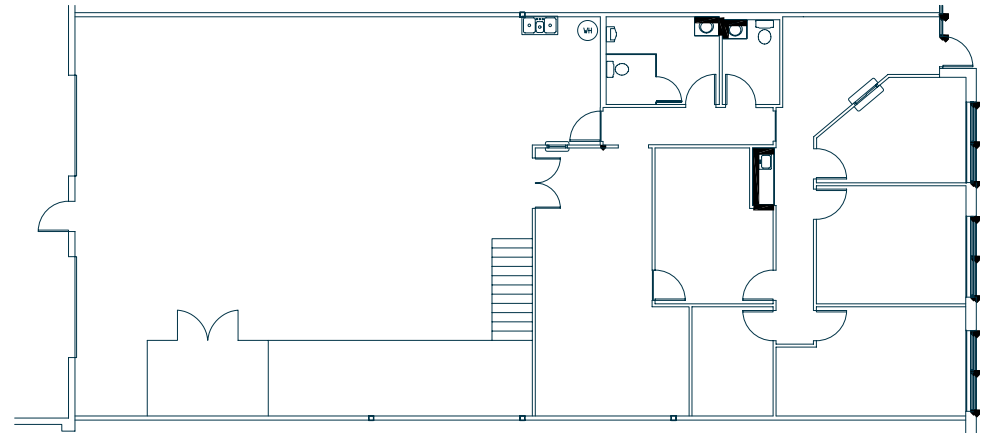


BUILDING 5

SUITE 6886

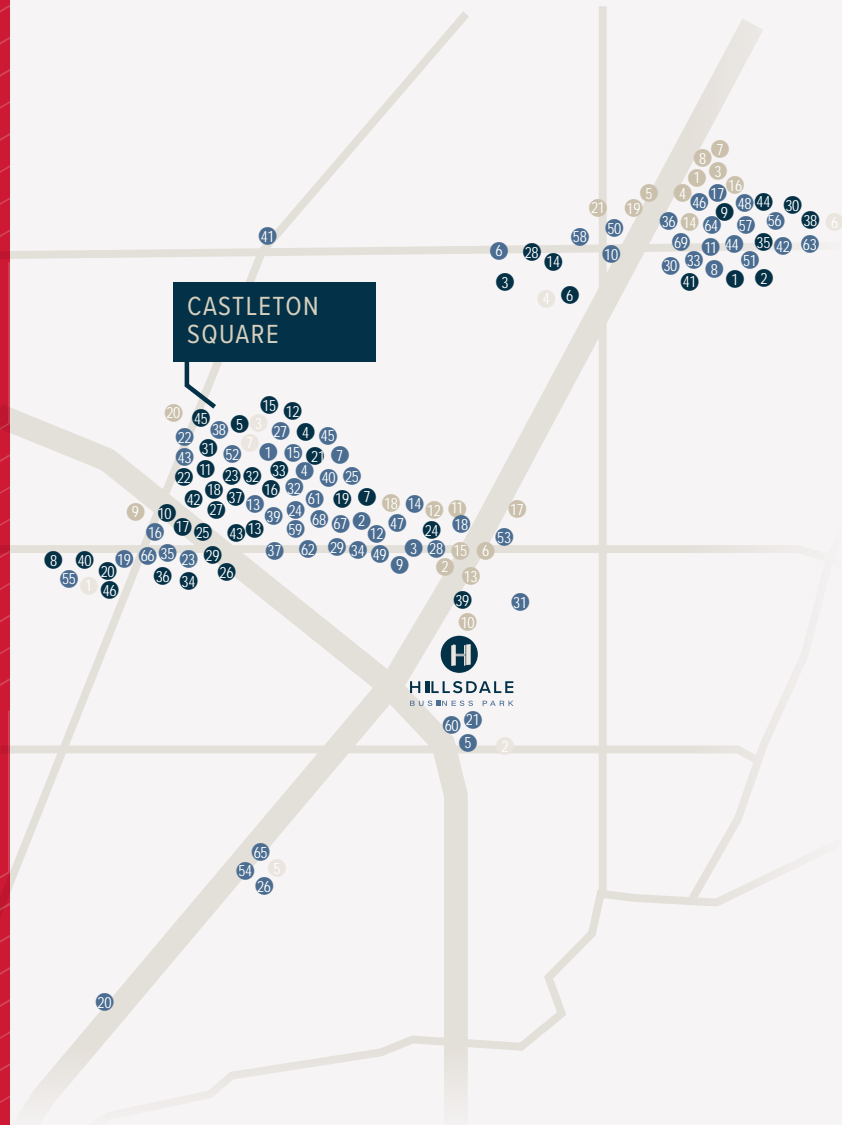
CURRENT AVAILABILITY

- 3,632 SF Available
- Potential to Demo Office
- 14' Clear Height
- Two (2) Drive-in Doors (10'x10')





Indy's Retail Destination Hillsdale Business Park offers quick access to the region's best retail experience, including Castleton Square, Indiana's largest shopping destination, the Fashion Mall at Keystone and much more.



AREA AMENITIES

FITNESS

- 1 HOTWORX
- 2 Planet Fitness
- 3 Lifetime Fitness
- 4 CrossFit
- 5 Anytime Fitness
- 6 F45 Training
- 7 GOLFTEC

HOTELS

- 1 Holiday Inn Express
- 2 Candlewood Suites
- 3 Best Western
- 4 Comfort Inn
- 5 Staybridge Suites
- 6 Drury Hotels
- 7 Studio 6
- 8 Motel 6
- 9 Quality Inn
- 10 Extended Stay America
- 11 Clarion
- 12 WoodSpring Suites
- 13 Red Roof Inn
- 14 Home2 Suites
- 15 Hampton
- 16 Hilton Garden Inn
- 17 Super 8
- 18 Days Inn
- 19 Residence Inn
- 20 Courtyard by Marriott
- 21 SpringHill Suites

RESTAURANTS

- 1 On The Border
- 2 Wow Bao
- 3 Skyline Chili
- 4 Charley's
- 5 Donatos Pizzeria
- 6 Culver's
- 7 McAlister's Deli
- 8 Jersey Mike's
- 9 Penn Station
- 10 Sbarro
- 11 Tijuana Flats
- 12 Fazoli's
- 13 LongHorn Steakhouse
- 14 Le Peep
- 15 Buca di Beppo
- 16 Capriotti's
- 17 Bubba's 33
- 18 Twin Peaks Restaurant
- 19 Noodles & Company

RESTAURANTS

- 20 Great Harvest Bread Co.
- 21 Jet's Pizza
- 22 Hardee's
- 23 Papa John's
- 24 Olive Garden
- 25 Wetzels Pretzels
- 26 Bimbo Bakeries
- 27 BoxLunch
- 28 Charleston's
- 29 City Barbeque
- 30 McDonald's
- 31 Starbucks
- 32 Chick-fil-A
- 33 Steak 'n Shake
- 34 Taco Bell
- 35 White Castle
- 36 Cracker Barrel
- 37 Wingstop
- 38 The Melting Pot
- 39 Auntie Anne's
- 40 Einstein Brothers
- 41 Kolache Factory
- 42 Pizza Twist
- 43 MCL Restaurant
- 44 Applebee's
- 45 Costa Coffee
- 46 IHOP
- 47 Qdoba
- 48 SUBWAY
- 49 KFC
- 50 Burger King
- 51 Panda Express
- 52 Outback Steakhouse
- 53 Red Robin
- 54 Chipotle Mexican Grill
- 55 Another Broken Egg
- 56 Panera Bread
- 57 Jimmy John's
- 58 Arby's
- 59 Denny's
- 60 Boston Market
- 61 Pizza Hut
- 62 Popeyes
- 63 Dunkin'
- 64 Wendy's
- 65 Domino's Pizza
- 66 Five Guys
- 67 Hooters
- 68 Red Lobster
- 69 Smoothie King

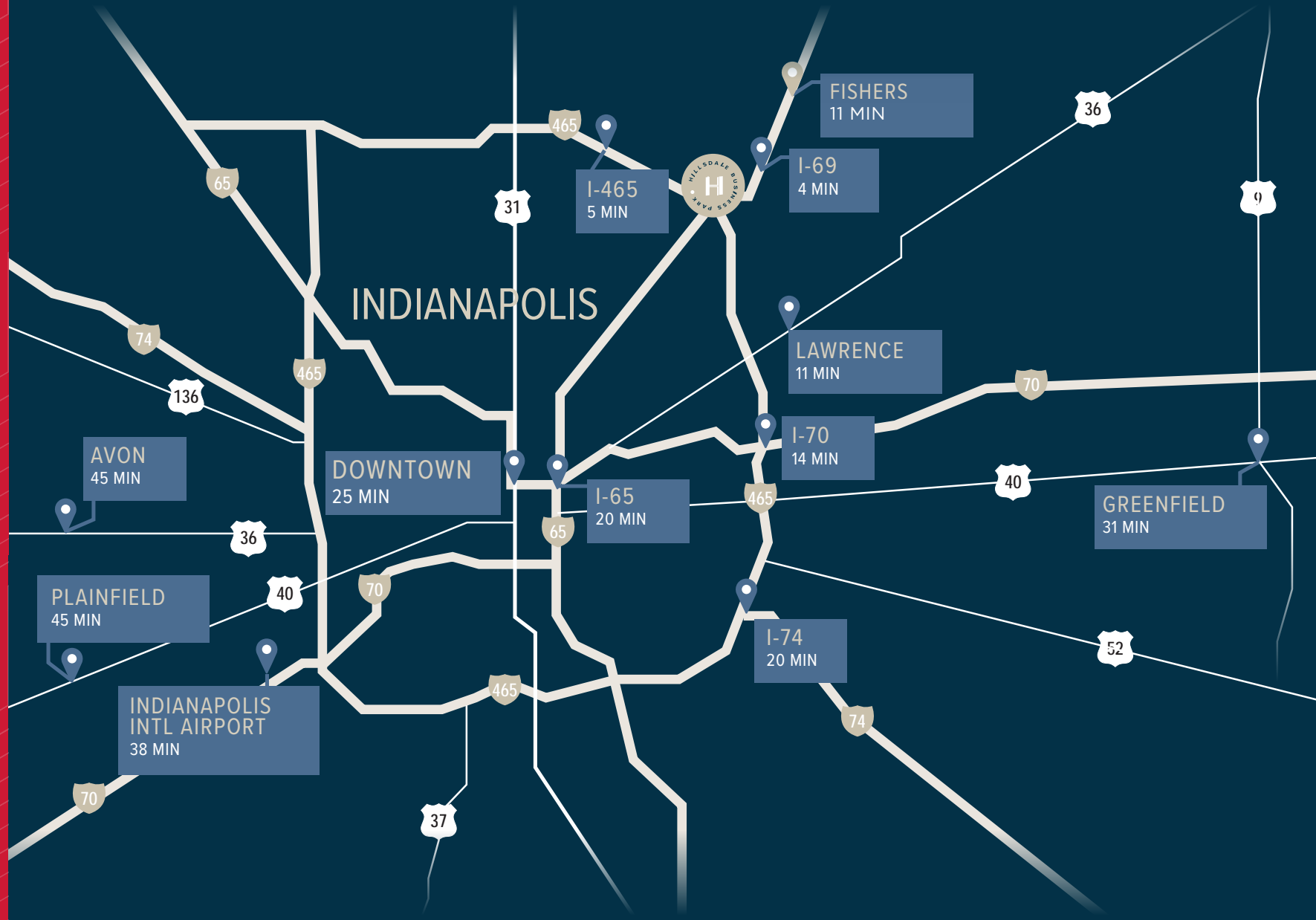
RETAIL

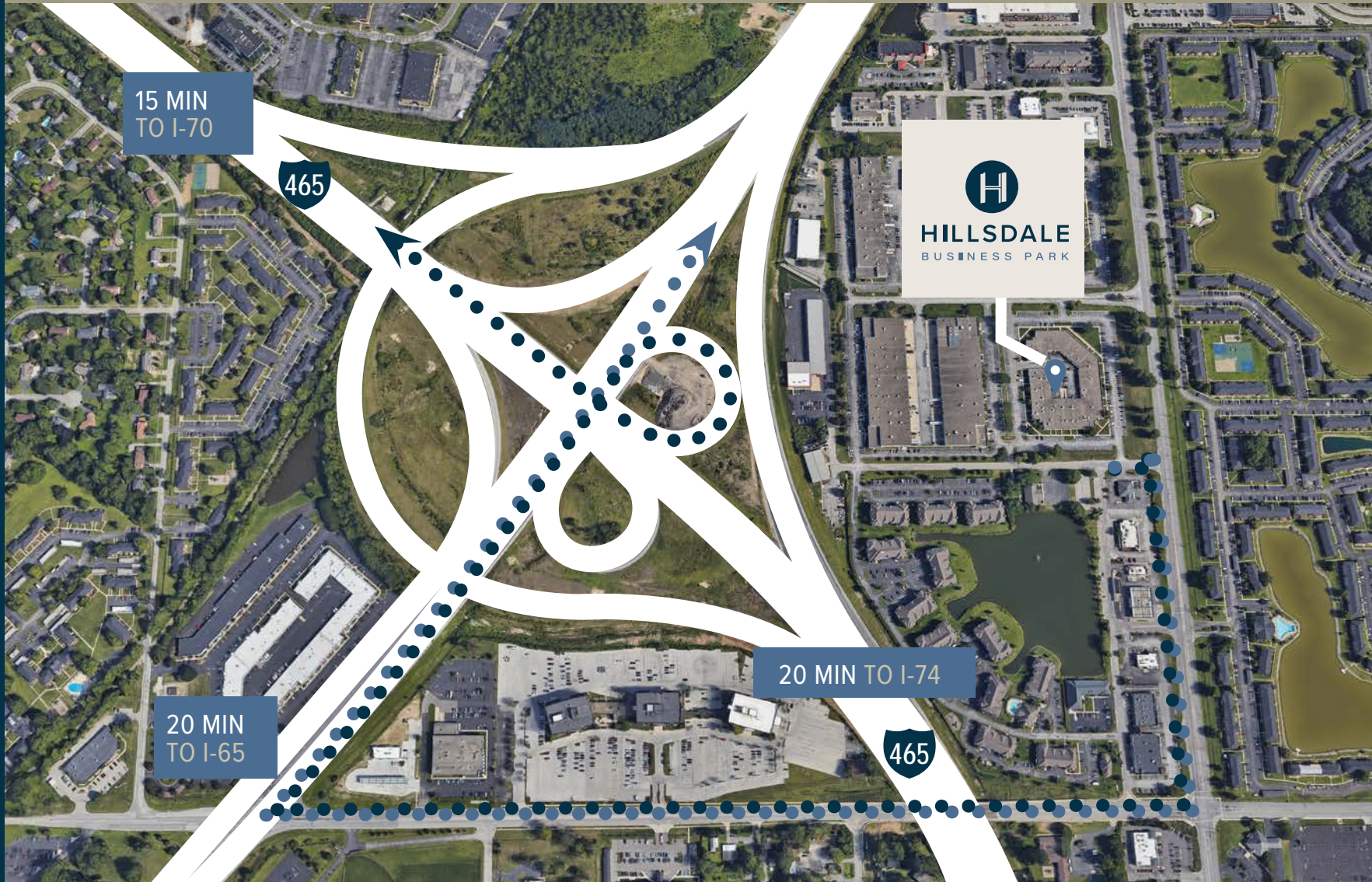
- 1 Staples
- 2 Meijer
- 3 Menard's
- 4 Costco Wholesale
- 5 Ashley Furniture
- 6 The Home Depot
- 7 HobbyTown USA
- 8 Ethan Allen
- 9 Walmart
- 10 Value City Furniture
- 11 Music Go Round
- 12 Macy's Backstage
- 13 The Men's Wearhouse
- 14 Once Upon a Child
- 15 STORY at Macy's
- 16 LEGO
- 17 K & G Fashion Superstore
- 18 Guitar Center
- 19 Sam Ash Music
- 20 PetSmart
- 21 Spencer's
- 22 REI
- 23 JCPenney
- 24 Best Friends Pet Care
- 25 T.J. Maxx
- 26 HomeGoods
- 27 f.y.e. (for your entertainment)
- 28 Sam's Club
- 29 Five Below
- 30 Petco
- 31 Golf Galaxy
- 32 Dick's Sporting Goods
- 33 Macy's
- 34 Burlington Stores
- 35 Party City
- 36 Ross
- 37 Build A Bear Workshop
- 38 Hallmark
- 39 Lowe's
- 40 ALDI
- 41 Kohl's
- 42 Boot Barn
- 43 Best Buy
- 44 Dollar Tree
- 45 JOANN Fabric
- 46 Michaels



UNBEATABLE ACCESS

Sitting just minutes from all four major Indianapolis interstates, Hillsdale Business Park's convenient location and new, signalized traffic access provide a hassle-free commute to neighborhoods and destinations all over the region.






15 MIN
TO I-70

H
HILLSDALE
BUSINESS PARK


20 MIN
TO I-65

20 MIN TO I-74

INGRESS



EGRESS





FOR MORE INFORMATION ON LEASING HILLSDALE BUSINESS PARK,
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HILLSDALE
BUSINESS PARK

