



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: 35,437 SF
- 5 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





CURRENT AVAILABILITY

7,286 SF AVAILABLE

12' CLEAR HEIGHT

DRIVE-IN LOADING

VISIBILITY OFF SHADELAND AVE

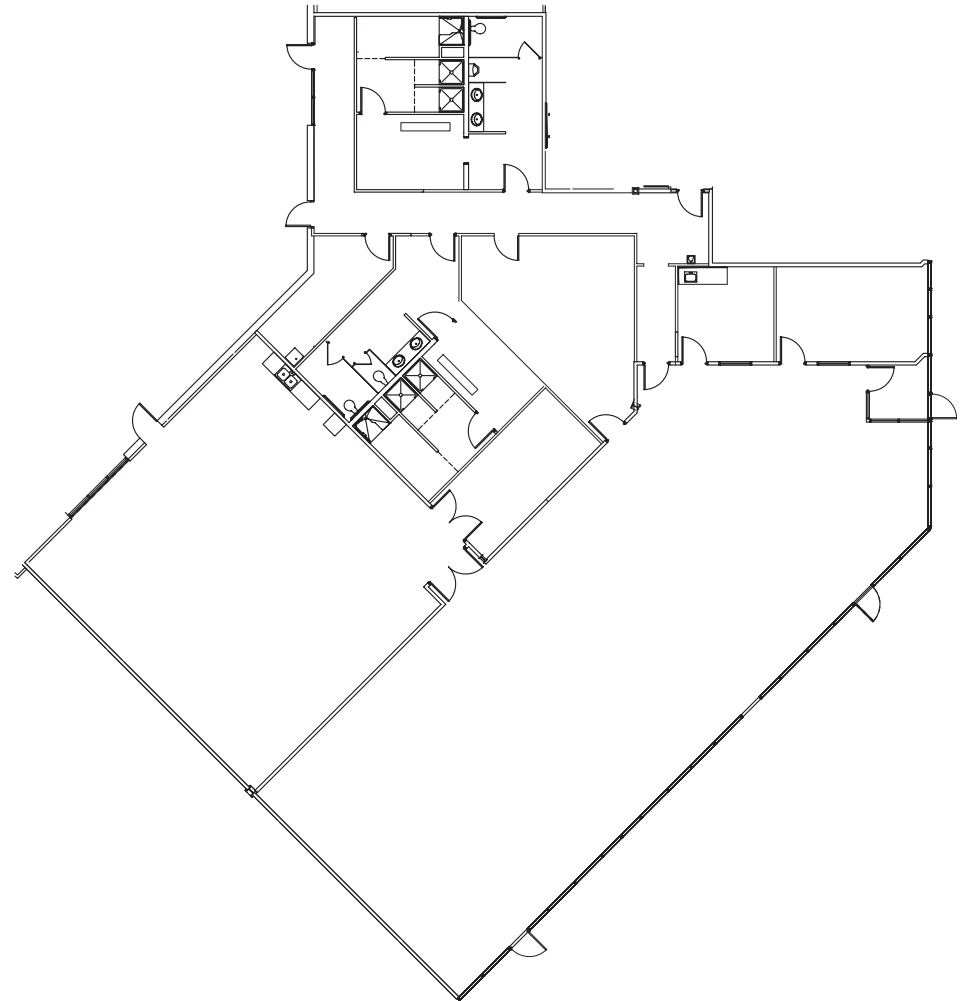


BUILDING 1

SUITE 6987

CURRENT AVAILABILITY

- 7,286 SF
- 12' Clear Height
- Fully Conditioned Space
- Ability to Add Multiple
Drive-in Doors
- Exterior Signage with Prominent
Visibility





BUILDING THREE

6801-6825 HILLSDALE COURT INDIANAPOLIS, IN 46250



CURRENT AVAILABILITY

11,820 SF AVAILABLE

±4,000 SF OFFICE

20' CLEAR HEIGHT

4 DOCK DOORS

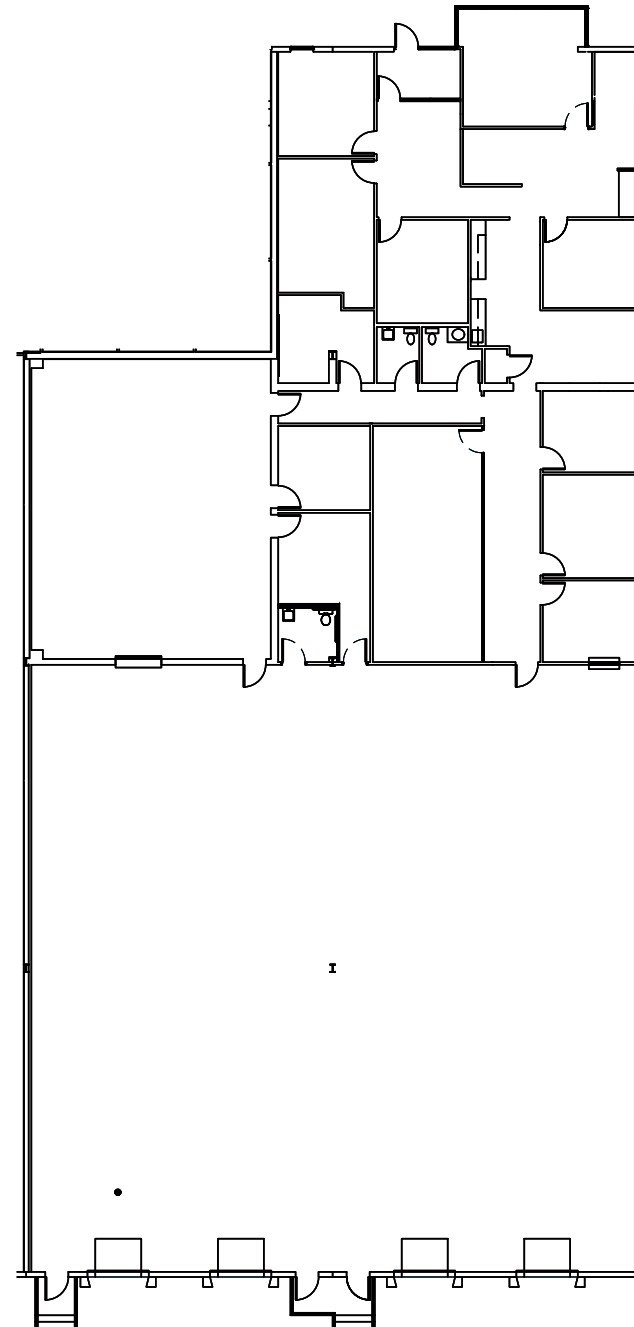


BUILDING 3

SUITE 6805

CURRENT AVAILABILITY

- 11,820 SF Available
- ±4,000 SF Office
- 20' Clear Height
- 4 Dock Doors
- Available: 02/01/2026

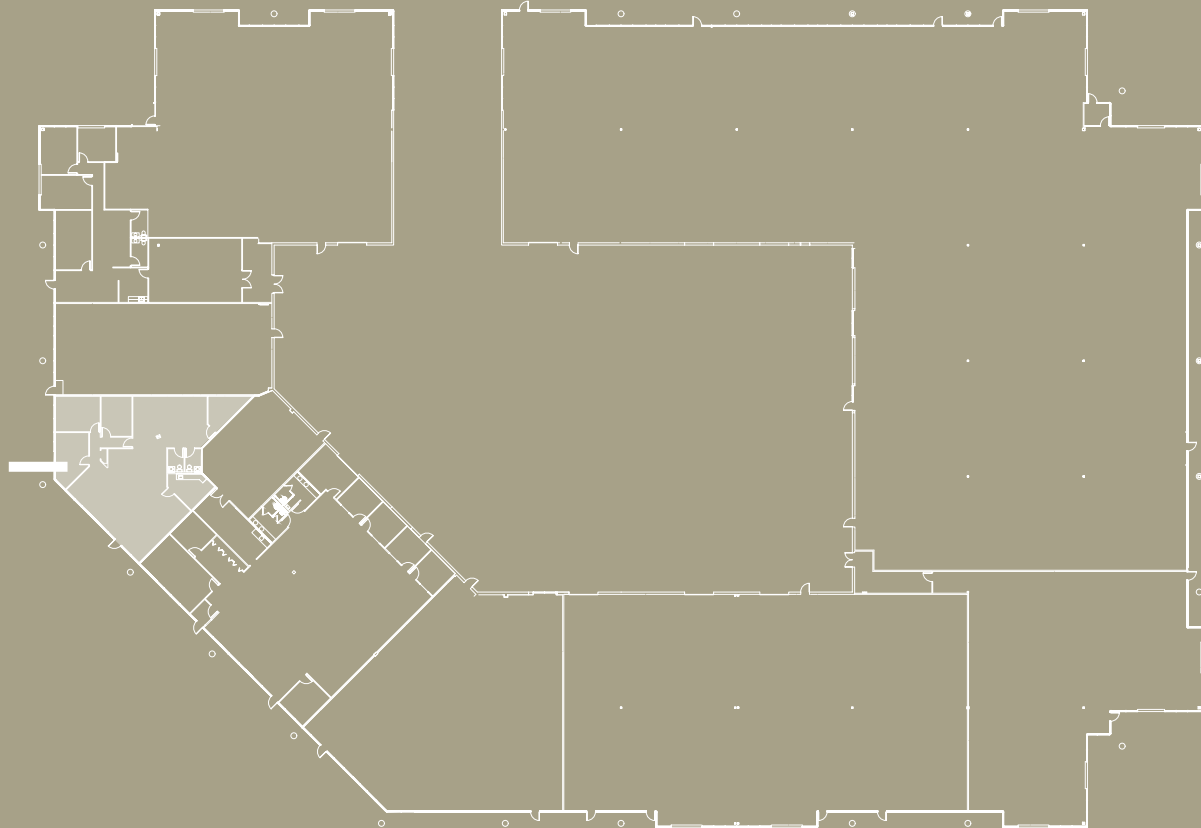




BUILDING FOUR

6910-6994 HILLSDALE COURT INDIANAPOLIS, IN 46250

AVAILABLE
SUITE 6990
2,945 SF



CURRENT AVAILABILITY

2,945 SF AVAILABLE

12' CLEAR HEIGHT

DRIVE-IN LOADING

POTENTIAL TO DEMO OFFICE

VISIBILITY OFF SHADELAND AVE

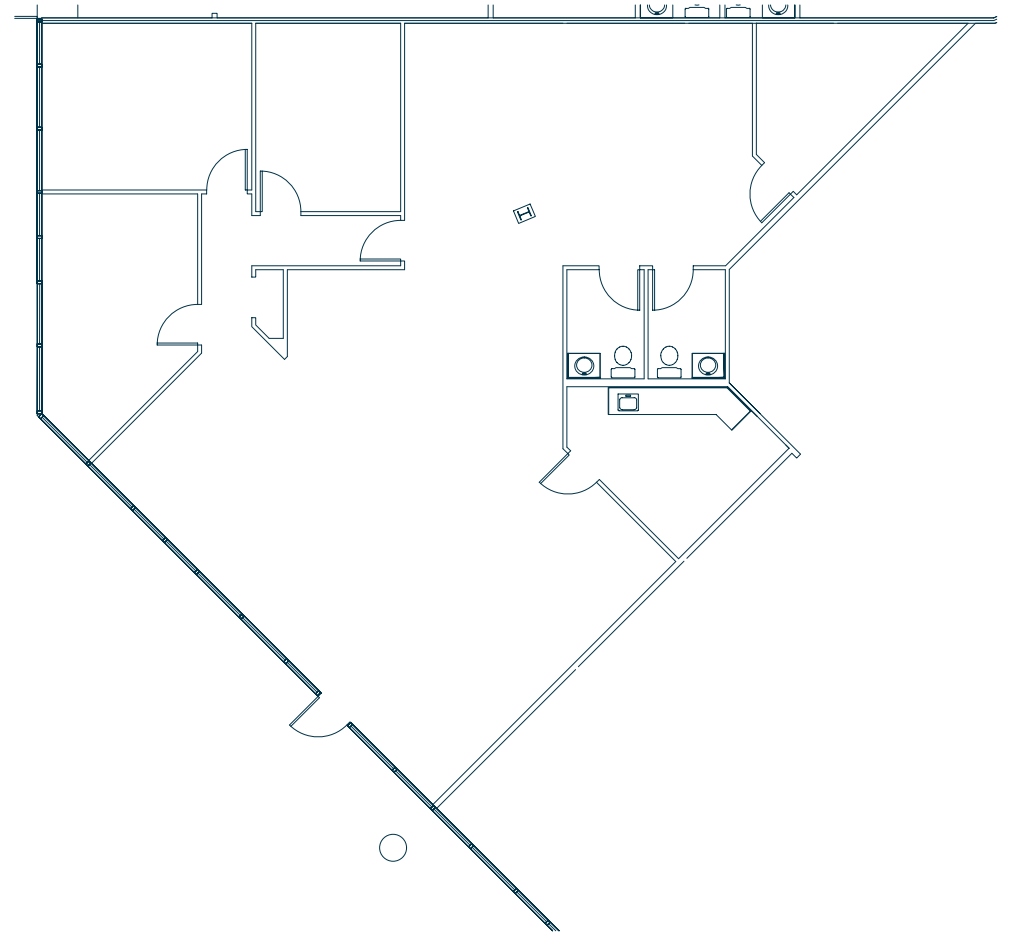


BUILDING 4

SUITE 6990

CURRENT AVAILABILITY

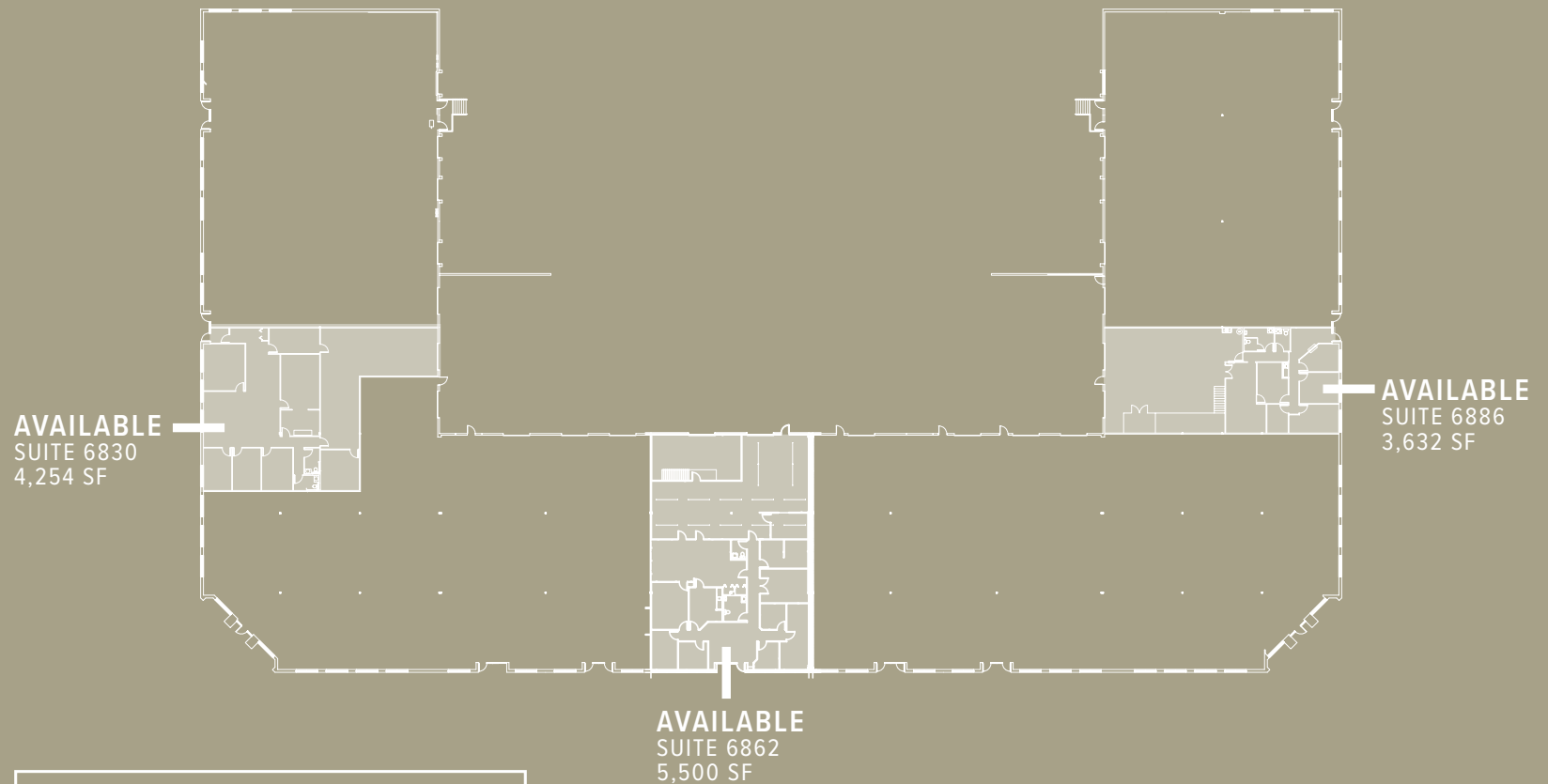
- 2,945 SF Available
- 12' Clear Height
- 100% Office
- Contiguous with Suite 6982
for a total of 9,602 SF





BUILDING FIVE

6826-6896 HILLSDALE COURT INDIANAPOLIS, IN 46250



CURRENT AVAILABILITY

3,632 - 5,500 SF AVAILABLE

14' CLEAR HEIGHT

DRIVE-IN LOADING

BUILDING IS SPRINKLERED

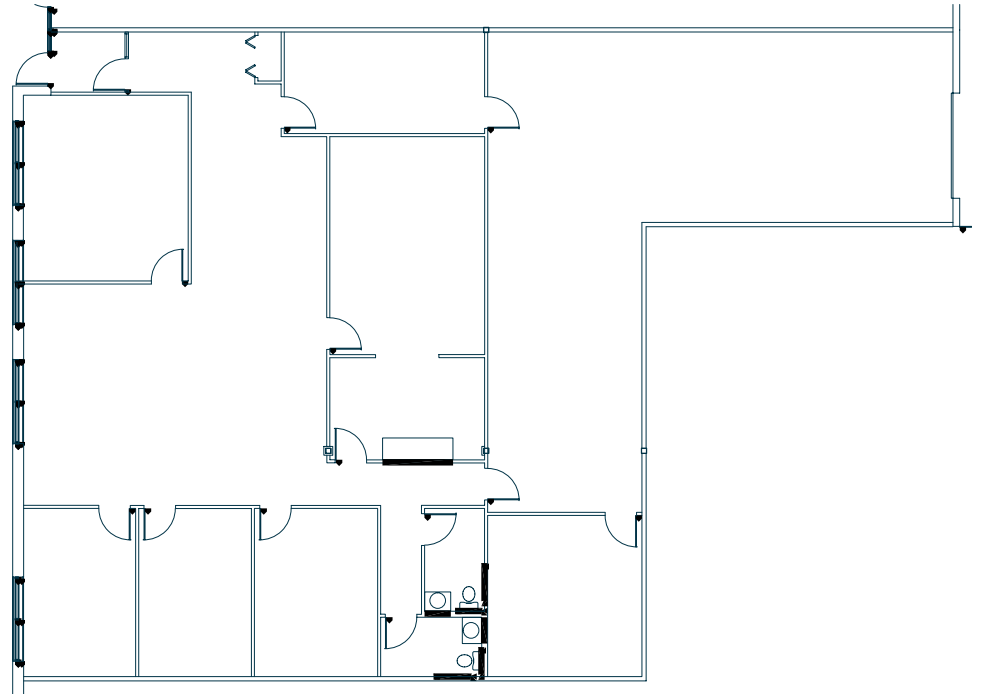


BUILDING 5

SUITE 6830

CURRENT AVAILABILITY

- 4,254 SF Available
- Potential to Demo Office
- 14' Clear Height
- 1 Drive-in Door (10'x10')



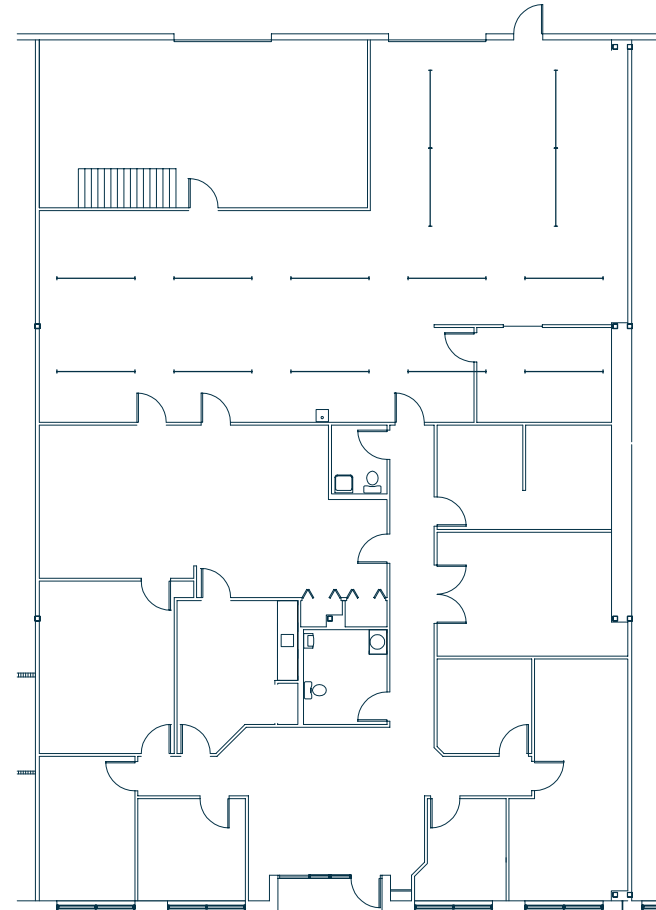


BUILDING 5

SUITE 6862

CURRENT AVAILABILITY

- 5,500 SF Available
- 3,160 SF Office (landlord will demo)
- 2 Drive-in Doors



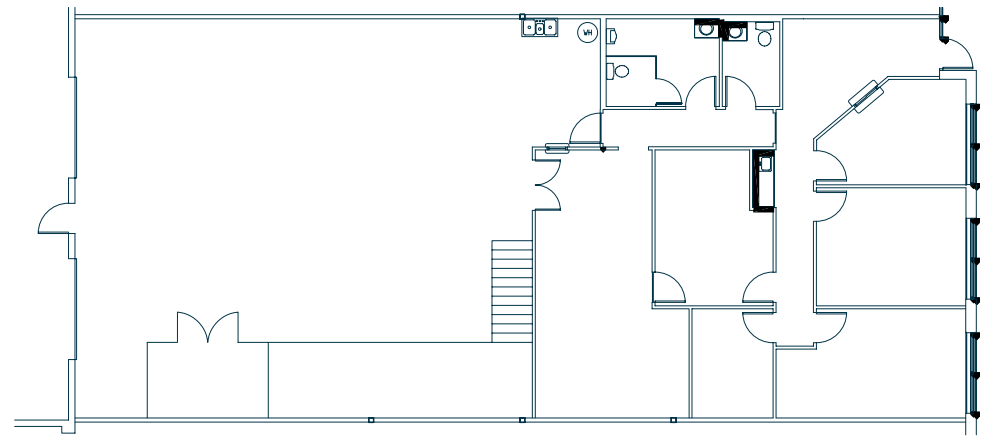


BUILDING 5

SUITE 6886

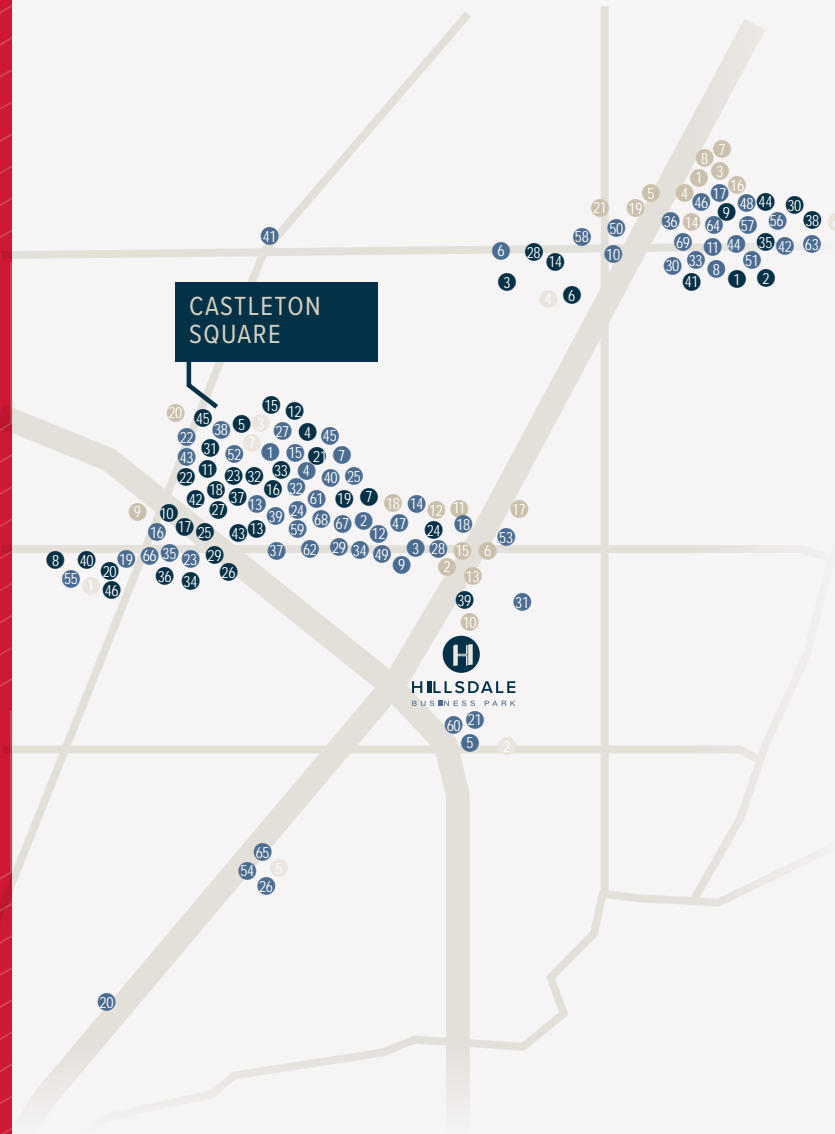
CURRENT AVAILABILITY

- 3,632 SF Available
- Potential to Demo Office
- 14' Clear Height
- 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 Wetzel's 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

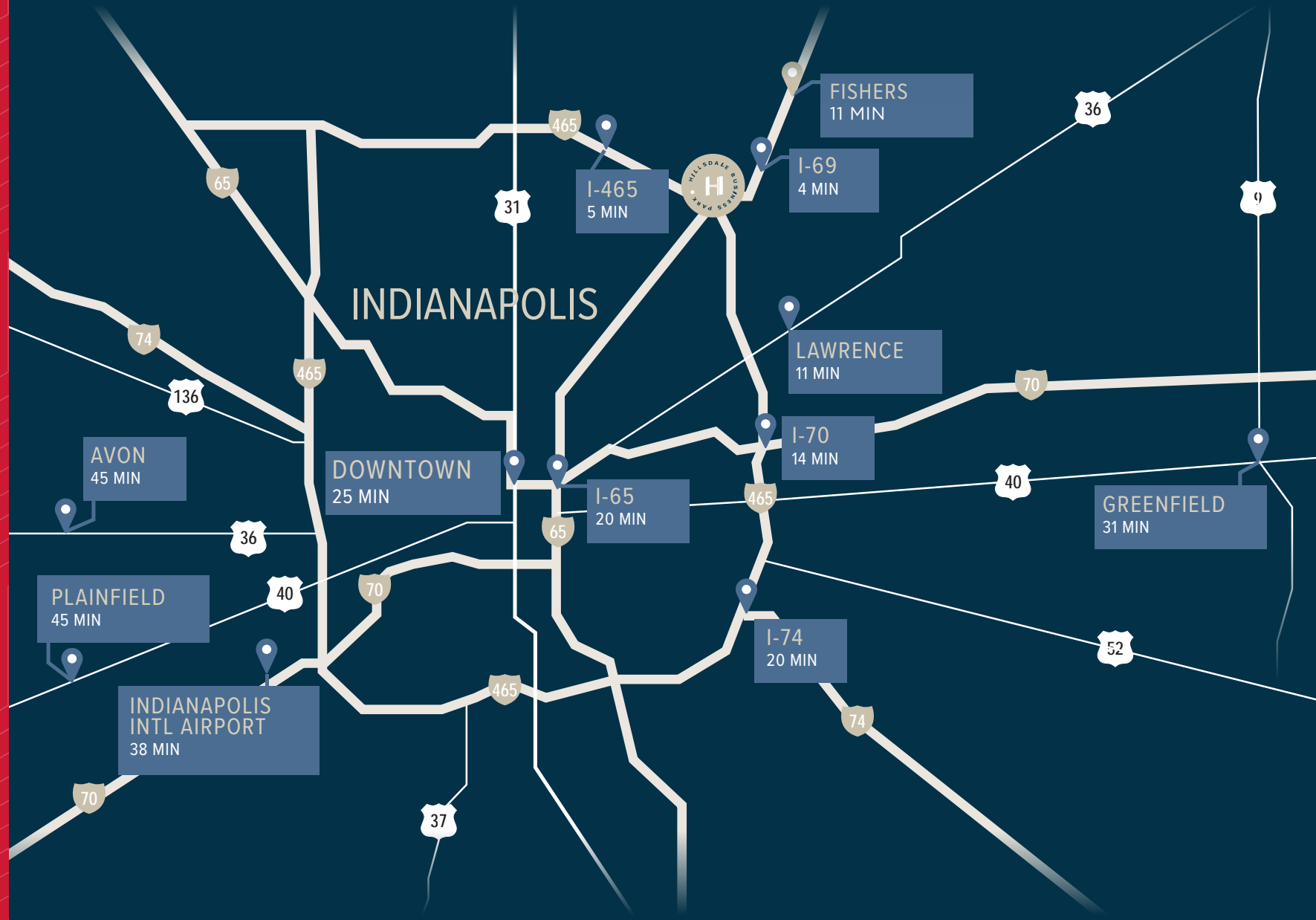
RETAIL

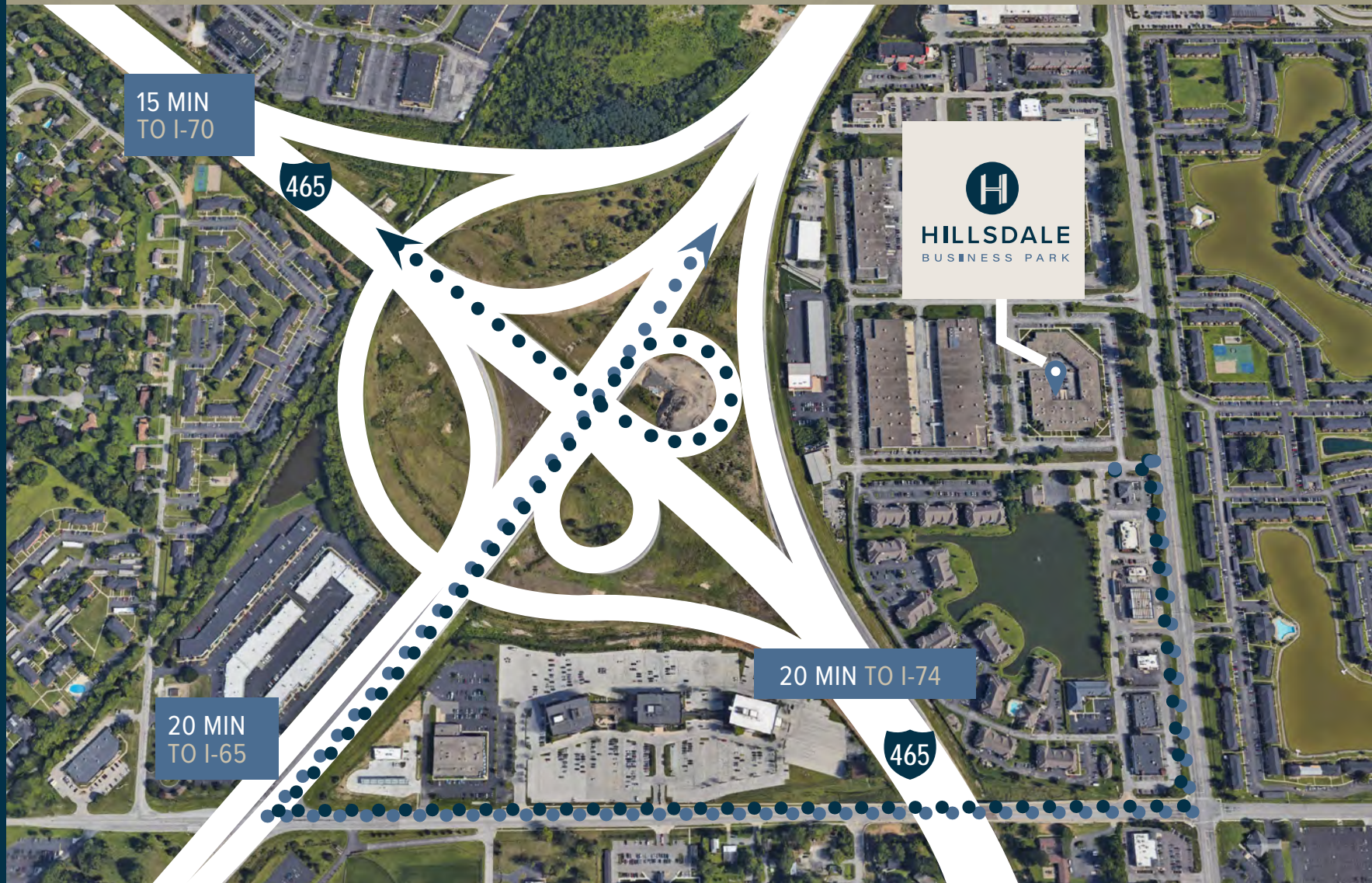
- 1 Staples
- 2 Meijer
- 3 Menard's
- 4 Costco Wholesale
- 5 Ashley Furniture
- 6 The Home Depot
- 7 HobbyTown USA
- 8 Ethan Allen
- 9 Walmart
- 10 Value City Furniture
- 11 Music Go Round
- 12 Macy's Backstage
- 13 The Men's Wearhouse
- 14 Once Upon a Child
- 15 STORY at Macy's
- 16 LEGO
- 17 K & G 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

465


HILLSDALE
BUSINESS PARK

20 MIN TO I-74

465

20 MIN
TO I-65

INGRESS
EGRESS



FOR MORE INFORMATION ON LEASING HILLSDALE BUSINESS PARK,
PLEASE CONTACT:

RUSSELL A. VAN TIL

Director
Direct: +1 317 639 0546
Mobile: +1 317 607 6814
russell.vantil@cushwake.com

KEVIN W. ARCHER

Senior Director
Mobile: +1 317 809 4142
kevin.archer@cushwake.com



HILLSDALE
BUSINESS PARK

