



INDIANAPOLIS · MARION COUNTY, IN

PARK PLAZA

Move-in ready 1,640 SF Flex Industrial unit available for lease. Drive-in door, high ceiling, and Binford Boulevard frontage in Northeast Indianapolis.

— PROPERTY OVERVIEW

Park Plaza, NORTHEAST INDIANAPOLIS.

Park Plaza is a multi-tenant industrial and flex campus with direct frontage on Binford Boulevard, one of Northeast Indianapolis's most-traveled commercial arteries. Situated just one mile from the I-465 / I-69 interchange and surrounded by a dense daily-needs retail trade area, the property offers tenants high visibility, easy interstate access, and a built-in customer base. The Blue Dock team has worked closely with growing companies for over 35 years, delivering Class-A space tailored to how tenants actually operate, ideal for service trades, light industrial, distribution, retail, and showroom businesses.

1,640 SF

AVAILABLE FOR LEASE

±1 MI

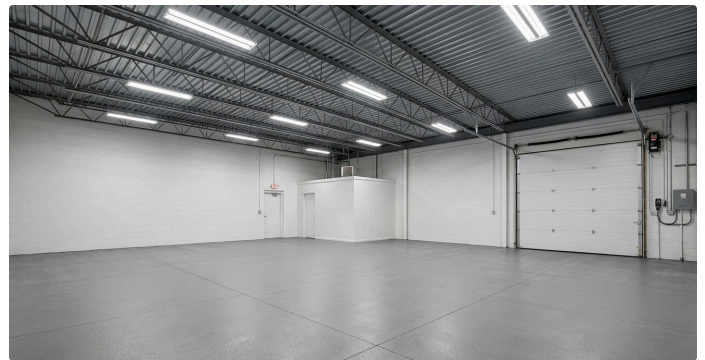
TO I-465 / I-69

BINFORD

BOULEVARD FRONTAGE

DAILY RETAIL

TRADE AREA



PROPERTY HIGHLIGHTS

- ◆ **Binford Blvd Frontage Exposure**
- ◆ Drive-In Loading
- ◆ Private Entrance per Suite
- ◆ Private Offices & Bathrooms
- ◆ High Ceiling Heights
- ◆ LED Lighting Throughout
- ◆ Ample On-Site Parking

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request

WHY PARK PLAZA

BINFORD FRONTAGE

High-visibility exposure on Indy's busy northside corridor

1 MILE TO I-465

Quick access to the I-465 / I-69 interchange

RETAIL ANCHORS

Kroger, Starbucks, PNC, and major banks within walking distance

STRONG DEMOS

±\$140K average household income within 1 mile



AVAILABLE FOR LEASE

PARK PLAZA

SUITE 5771

1,640 SF

Move-in ready Flex Industrial suite featuring a drive-in door, high ceiling, private office, and private bathroom. Ideal for tradespeople, light industrial operators, service-based businesses, or showroom users who need quality finishes, immediate occupancy, and high-visibility frontage on Binford Boulevard with quick access to the I-465 / I-69 interchange.

SPACE HIGHLIGHTS

- ◆ **Drive-In Door**
- ◆ High Ceiling Height
- ◆ Private Office
- ◆ Private Bathroom
- ◆ Private Entrance
- ◆ LED Lighting
- ◆ Epoxy Floors
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request

LET'S CONNECT

BUILD YOUR BUSINESS **AT** PARK PLAZA.



Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Park Plaza puts your business on Binford Boulevard with high visibility, easy interstate access, and a built-in retail trade area.

EXCLUSIVE LEASING
CONTACT



CAM SCHILLING

PARTNER



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