



INDIANAPOLIS · MARION COUNTY, IN

# SCHMOLL COMMERCIAL PARK

Class-A Flex Industrial Space available for lease. Three move-in ready suites from 1,320 to 5,568 SF in Northeast Indianapolis.

EXCLUSIVELY MARKETING BY BLUE DOCK

E 65TH ST · INDIANAPOLIS, IN

## — PROPERTY OVERVIEW

# Schmoll Commercial Park, Northeast Indianapolis.

Blue Dock offers Class-A Flexible industrial space within Schmoll Commercial Park, a 236,503 SF multi-tenant industrial and flex campus on Indianapolis's northeast side. Strategically positioned just off Binford Boulevard with the I-465 / I-69 interchange minutes away, the property delivers a centralized logistics base on one of the Midwest's most connected freight corridors. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive, ideal for contractors, automotive, fitness, light manufacturing, distribution, and creative trades.

### 4 SUITES

AVAILABLE FOR LEASE

### 1,320 – 5,568

SF RANGE

### ±0.5 MI

TO BINFORD BLVD

### ±2 MI

TO I-465 / I-69



## PROPERTY HIGHLIGHTS

- ◆ **Drive-In & Dock-High Loading**
- ◆ Private Entrance per Suite
- ◆ Private Offices & Bathrooms
- ◆ High Ceiling Heights
- ◆ LED Lighting Throughout
- ◆ Epoxy Floors in Warehouse
- ◆ Ample On-Site Parking
- ◆ Combinable / Subdivisible Suites

## UPGRADES AVAILABLE

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

## WHY NORTHEAST INDIANAPOLIS

### PREMIER CORRIDOR

High-density Northeast Indy trade area off Binford Blvd

### 1-DAY DRIVE

Reach 57% of the U.S. population within a single truck day

### FLEX DEMAND

Indianapolis flex vacancy at historic lows in 2025

### PASS-THROUGH HUB

Indiana ranks #1 nationally in pass-through interstates



AVAILABLE FOR LEASE

BUILDING 2N

**SUITE 5290**

**1,320 SF**

Move-in ready Class-A flex suite featuring a private drive-in door, private entrance with 24/7 access, and a 300 SF private office available. Ideal for small contractors, trades, or service businesses that need quality finishes, immediate occupancy, and quick access to Binford Blvd and the I-465 / I-69 interchange.

#### SPACE HIGHLIGHTS

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- ◆ **Private Drive-In Loading**
- ◆ **300 SF Private Offices**
- ◆ Private Bathrooms
- ◆ High Ceiling Height
- ◆ Private entrance w/ 24/7 access
- ◆ LED Lighting
- ◆ Immediate Occupancy

#### UPGRADES AVAILABLE

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

AVAILABLE FOR LEASE

BUILDING 4S

SUITE 5113

5,568 SF

A move-in ready warehouse suite with two drive-in overhead doors (14' wide × 16' clear) **at opposite ends of the building**, enabling clean drive-through workflow. Open warehouse layout with no office build-out, ideal for fleet, storage, light fabrication, or trades that need maximum floor area and flexible loading.

### SPACE HIGHLIGHTS

◆ 2 Drive-In Overhead Doors (14'×16')

◆ 20' Ceiling Height

◆ Private entrance w/ 24/7 access

◆ Drive-Through Capability

◆ LED Lighting Throughout

◆ Immediate Occupancy

### UPGRADES AVAILABLE

◆ White Paint Throughout

◆ Additional Loading Docks

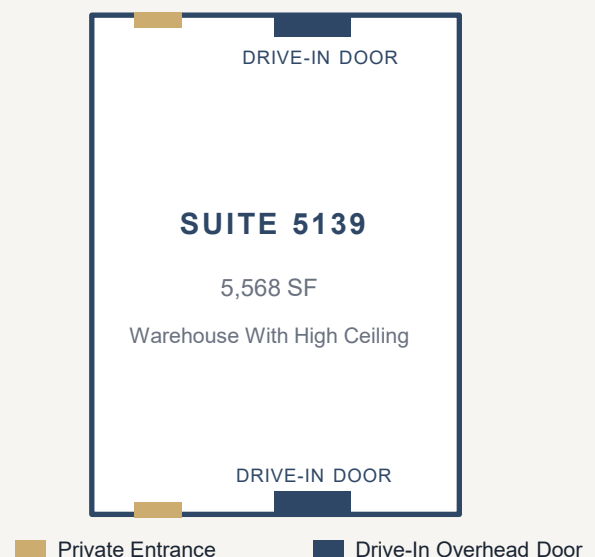
◆ One-part Epoxy floor

◆ Other Upgrades on Request

#### SPACE LAYOUT

##### SUITE 5113

5,568 SF · Building 4S · Outdoor Storage





AVAILABLE FOR LEASE

BUILDING 5N

**SUITE 5254 B**

**2,200 SF**

Move-in ready Class-A flex suite featuring two private drive-in doors, a private entrance with 24/7 access, and high ceilings. Ideal for contractors, trades, or light distribution operations that need dual loading, immediate occupancy, and quick access to Binford Blvd and the I-465 / I-69 interchange.

#### SPACE HIGHLIGHTS

- ◆ **Two (2) private Drive-In Doors**
- ◆ Private entrance w/ 24/7 access
- ◆ High Ceiling Height
- ◆ LED Lighting Throughout
- ◆ Immediate Occupancy

#### UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Other Upgrades on Request
- ◆ Additional Loading Docks
- ◆ One-part Epoxy floor
- ◆ Custom Build-Outs Available

AVAILABLE FOR LEASE

BUILDING 7S

SUITE 5159

3,200 SF

A move-in ready warehouse suite with two drive-in overhead doors (14' and 17' clear) on separate walls, giving flexible loading and easy vehicle access. Open warehouse layout with no office build-out, ideal for fleet, storage, light fabrication, or trades that need maximum floor area and flexible loading.

### SPACE HIGHLIGHTS

◆ **2 Drive-In Overhead Doors (14'×14')**

◆ **17'-10" Ceiling Height**

◆ Private entrance w/ 24/7 access

◆ Drive-Through Capability

◆ LED Lighting Throughout

◆ Immediate Occupancy

### UPGRADES AVAILABLE

◆ White Paint Throughout

◆ Additional Loading Docks

◆ One-part Epoxy floor

◆ Other Upgrades on Request

#### SPACE LAYOUT

##### SUITE 5159

3,200 SF · Building 7S · Outdoor Storage



Private Entrance

Drive-In Overhead Door

LET'S CONNECT

# BUILD YOUR BUSINESS **AT** SCHMOLL.

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*Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.*



EXCLUSIVE LEASING CONTACT

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