



INDIANAPOLIS · MARION COUNTY, IN

SCHMOLL COMMERCIAL PARK

Class-A Flex Industrial Space available for lease. Standalone building with 1-acre outdoor storage and 2 drive-in doors in Northeast Indianapolis.

EXCLUSIVELY MARKETED BY BLUE DOCK

E 65TH ST · INDIANAPOLIS, IN · [BLUEDOCK.FLYWHEELSITES.COM](https://www.bluedock.flywheelsites.com)

— PROPERTY OVERVIEW

Schmoll Commercial Park, Northeast Indianapolis.

Blue Dock offers Class-A Flexible industrial space within Schmoll Commercial Park, a 236,503 SF multitenant 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. Building 5S is a standalone building with a dedicated 1-acre outdoor storage area, ideal for businesses that need both interior operations and exterior yard space. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive.

STANDALONE

BUILDING 5S

1 ACRE

OUTDOOR STORAGE

±0.5 MI

TO BINFORD BLVD

±2 MI

TO I-465 / I-69



PROPERTY HIGHLIGHTS

- ◆ Standalone Building
- ◆ Drive-In & Dock-High Loading
- ◆ 1 Acre Outdoor Storage
- ◆ Private Offices & Bathrooms
- ◆ High Ceiling Heights
- ◆ Ample On-Site Parking
- ◆ LED Lighting Throughout

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 5S, STANDALONE

SUITE 5139

4,920 SF

+ 1 ACRE OUTDOOR STORAGE

A move-in ready standalone building featuring two drive-in overhead doors, private entrance, private offices & bathrooms, and a dedicated 1-acre outdoor storage yard, ideal for contractors, fleet operators, distributors, and trades that need both interior workspace and exterior staging.

SPACE HIGHLIGHTS

- ◆ Standalone Building
- ◆ 2 Drive-In Overhead Doors
- ◆ 1 Acre Outdoor Storage
- ◆ 2 Private Entrances
- ◆ Private Offices
- ◆ Private Bathrooms
- ◆ High Ceiling Height
- ◆ LED Lighting
- ◆ Immediate Occupancy

SPACE LAYOUT

SUITE 5139, Standalone Building

4,920 SF · Building 5S · 1 Acre Outdoor Storage



Private Entrance Drive-In Overhead Door

LET'S CONNECT

BUILD YOUR BUSINESS AT SCHMOLL.



Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Pricing and terms negotiable to fit your business.

EXCLUSIVE LEASING CONTACT



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