



INDIANAPOLIS · MARION COUNTY, IN

# SCHMOLL COMMERCIAL PARK

Class-A Flex Industrial Space available for lease. Three move-in ready suites from 4,830 to 12,000 SF in Northeast Indianapolis.

EXCLUSIVELY MARKETED BY BLUE DOCK

E 65TH ST · INDIANAPOLIS, IN · [BLUEDOCK.FLYWHEELSITES.COM](https://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 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.

**3 SUITES**

AVAILABLE FOR LEASE

**4,830 – 12,000**

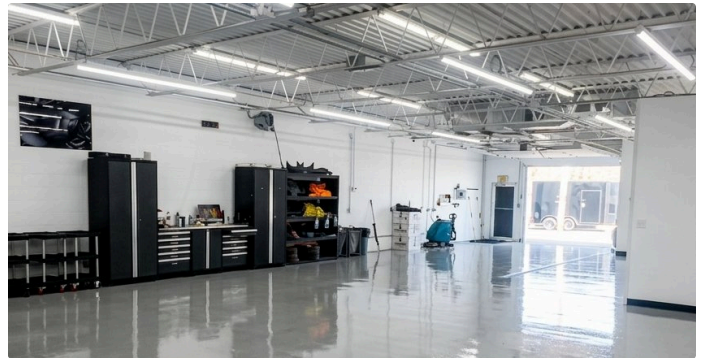
SF RANGE

**±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 3S

SUITE 5117

4,830 SF

Move-in ready Class-A flex suite featuring dock-high loading and a drive-in door, private offices, and private bathrooms. Ideal for growing operations that need quality finishes, immediate occupancy, and quick access to Binford Blvd and the I-465 / I-69 interchange.

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#### SPACE HIGHLIGHTS

- ◆ Dock-High & Drive-In Loading
- ◆ Private Offices
- ◆ Private Bathrooms
- ◆ Private Entrance
- ◆ High Ceiling Height
- ◆ LED Lighting
- ◆ Epoxy Floors
- ◆ Immediate Occupancy

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#### UPGRADES AVAILABLE

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



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.

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#### SPACE HIGHLIGHTS

- ◆ **2 Drive-In Overhead Doors (14'×16')**
- ◆ **20' Ceiling Height**
- ◆ Drive-Through Capability
- ◆ Private Entrance
- ◆ Open Warehouse Layout
- ◆ LED Lighting
- ◆ Epoxy Floors
- ◆ Immediate Occupancy

#### UPGRADES AVAILABLE

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



AVAILABLE FOR LEASE

BUILDING 2S

**SUITES 5127-29-31**

**12,000 SF**

**+ 1 ACRE OUTDOOR STORAGE**

A 12,000 SF flex space with showroom-ready frontage, well suited for retail, showroom, fitness, or service-based businesses, while equally capable as warehouse, light manufacturing, or distribution. Three connected suites with three drive-in overhead doors, private offices, and private bathrooms. Combinable or subdivisible to fit operations needing scale, multiple loading points, and a customizable office-to-warehouse ratio.

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#### SPACE HIGHLIGHTS

- ◆ **3 Drive-In Overhead Doors**
- ◆ **1 Acre Outdoor Storage**
- ◆ Combinable / Subdivisible
- ◆ Private Offices
- ◆ Private Bathrooms
- ◆ Private Entrance
- ◆ High Ceiling Height
- ◆ 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** SCHMOLL.



*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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