



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

1,560 – 4,000

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

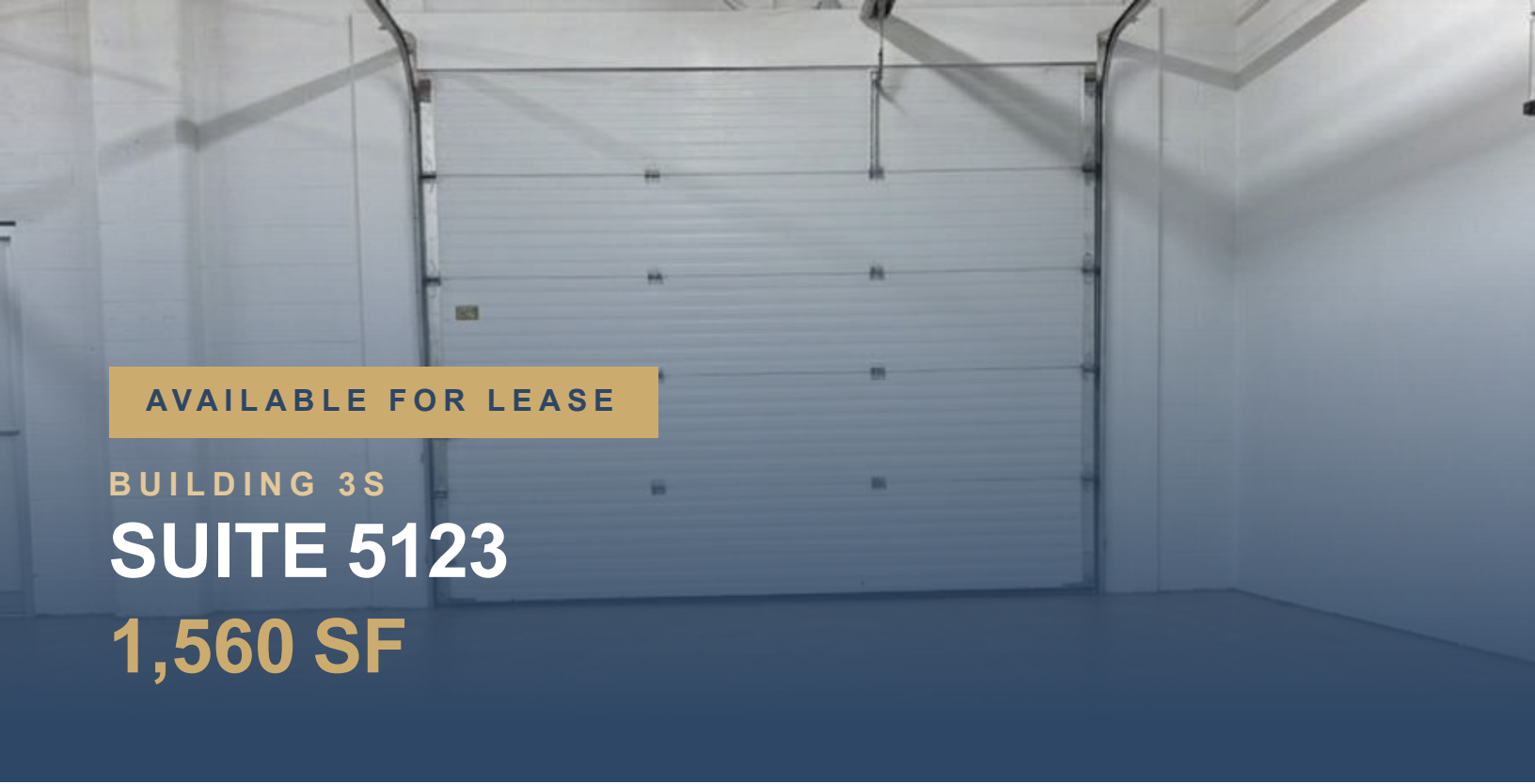
Reach 57% of the U.S. population within a single truck day

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 5123

1,560 SF

Move-in ready Class-A flex suite featuring **three (3) private drive-in doors**, private entrance with 24/7 access, and a private bathroom 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

- ◆ **Three (3) Private Drive-in doors**
- ◆ Private Bathroom
- ◆ Private entrance w/ 24/7 access
- ◆ LED Lighting
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

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

AVAILABLE FOR LEASE

BUILDING 7N

SUITE 5148

4,000 SF

A move-in ready flex suite with a finished front office build-out (multiple private offices plus a restroom) and open warehouse behind, served by a **drive-in overhead door** (10' wide × 9'4" clear) for easy loading. **Combines finished office space** with clear-span shop area, ideal for contractors, trades, or service businesses that need both a professional front and functional shop under one roof.

SPACE HIGHLIGHTS

- ◆ **Drive-In Overhead Door**
- ◆ **Private Offices and Bathrooms**
- ◆ Private entrance w/ 24/7 access
- ◆ Drive-Through Capability
- ◆ LED Lighting Throughout
- ◆ Immediate Occupancy

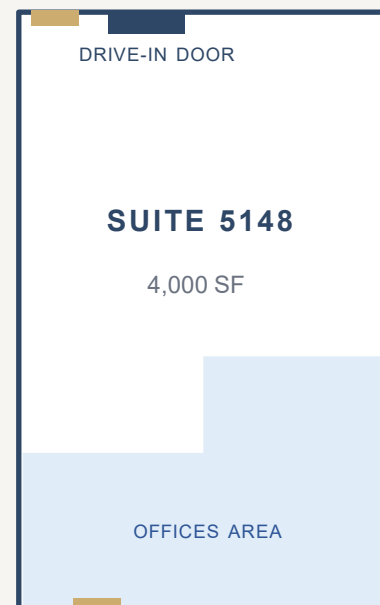
UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ One-part Epoxy floor
- ◆ Other Upgrades on Request
- ◆ LVP floor in the office

SPACE LAYOUT

SUITE 5148

4,000 SF · Building 7N · Outdoor Storage



Private Entrance

Drive-In Overhead Door



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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