



INDIANAPOLIS · MARION COUNTY, IN

SCHMOLL COMMERCIAL PARK

Showroom-ready Class-A flex space available for lease. 12,000 SF with three drive-in doors and a private 1-acre outdoor yard in Northeast Indianapolis.

EXCLUSIVELY MARKETING BY BLUE DOCK

E 65TH ST · INDIANAPOLIS, IN

PROPERTY OVERVIEW

Schmoll Commercial Park, Northeast Indianapolis.

Blue Dock offers a 12,000 SF showroom-ready flex space within Schmoll Commercial Park, a 236,503 SF multi-tenant industrial and flex campus on Indianapolis's northeast side. Building 2S delivers showroom-quality frontage across three connected suites, with three drive-in doors, private offices and bathrooms, and a private 1-acre outdoor yard, well suited for retail, showroom, fitness, and service businesses, while equally capable as warehouse, light manufacturing, or distribution. Positioned just off Binford Boulevard with the I-465 / I-69 interchange minutes away, backed by a Blue Dock team that has served growing companies for over 35 years.

12,000 SF

SHOWROOM-READY FLEX

3

DRIVE-IN DOORS

±0.5 MI

TO BINFORD BLVD

±2 MI

TO I-465 / I-69



PROPERTY HIGHLIGHTS

- ◆ **Showroom-Ready Frontage**
- ◆ 3 Drive-In Overhead Doors
- ◆ 1 Acre Private Outdoor Yard
- ◆ Ample Customer & Staff Parking
- ◆ Private Offices & Bathrooms
- ◆ High Ceiling Heights
- ◆ 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

RETAIL VISIBILITY

Showroom frontage in a high-density Northeast Indy trade area

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 2S

SUITE 5127-29-31

12,000 SF

+1 ACRE OUTDOOR STORAGE

A 12,000 SF showroom-ready flex space well suited for **retail**, showroom, fitness, or service businesses, while equally capable as warehouse, light manufacturing, or distribution. Three connected suites offer three drive-in overhead doors, private offices and bathrooms, and a private 1-acre outdoor yard. Combinable or subdivisible to fit operations that need scale, multiple loading points, and a customizable office-to-showroom ratio.

SPACE HIGHLIGHTS

- ◆ Showroom-Ready Frontage
- ◆ 3 Drive-In Overhead Doors
- ◆ 1 Acre Private Outdoor Yard
- ◆ Combinable / Subdivisible
- ◆ Private Offices
- ◆ Private Bathrooms
- ◆ Private Entrances
- ◆ 12' Clear Ceiling Height
- ◆ LED Lighting
- ◆ Immediate Occupancy

SPACE LAYOUT

Suites 5127-29-31, Building 2S

12,000 SF · 3 Connected Suites · 1 Acre Yard

PRIVATE OFFICES & BATHROOMS

SUITES 5127 · 5129 · 5131

BUILDING 2S · 12,000 SF

Flex · Showroom · Warehouse

Private Offices & Baths

12' Clear · LED Lighting

DRIVE-IN DOOR

5127

DRIVE-IN DOOR

5129

DRIVE-IN DOOR

5131

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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