



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 MARKETING BY BLUE DOCK
E 65TH ST · INDIANAPOLIS, IN · [BLUEDOCKHOLDINGS.COM](https://www.bluedockholdings.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

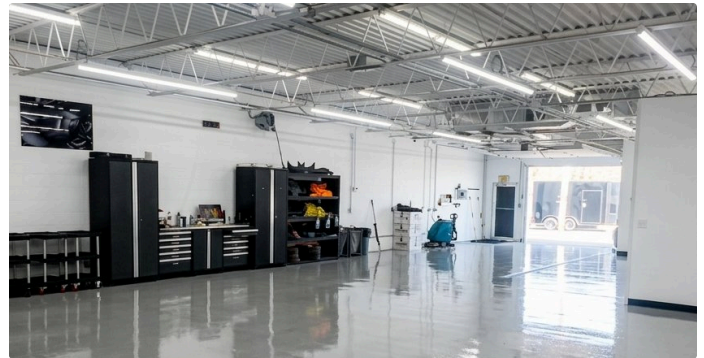
SF RANGE

±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.

SPACE HIGHLIGHTS

- ◆ **Dock-High & Drive-In Loading**
- ◆ 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



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**
- ◆ 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.

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



TED HILENTZARIS

LEASING & ACQUISITIONS ASSOCIATE

P PHONE
313.775.8400

E EMAIL
ted@bluedockholdings.com

BLUE DOCK