BLUE DOCK

VISIT OUR WEBSITE



INDIANAPOLIS · MARION COUNTY, IN

SCHMOLL PARK

Class-A Flex Industrial Spaces available for lease.
Move-in ready suites from 1,560 to 8,000 SF in Northeast Indianapolis.
Just off Binford Blvd, minutes from the I-465 / I-69 interchange.

5102 – 5296 E. 65TH ST · INDIANAPOLIS, IN

LEASING OVERVIEW

SCHMOLL PARK, NORTHEAST INDIANAPOLIS.

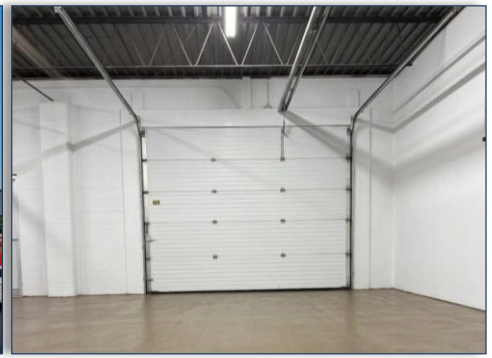
Schmoll Commercial Park is a 15-building flex industrial campus on Indianapolis's northeast side, just off Binford Blvd and 7 minutes from the I-465 / I-69 interchange, with Downtown Indianapolis 26 minutes away.

The park sits right on the Nickel Plate Trail, minutes from the Castleton and Fishers business corridors, putting your crew close to customers, suppliers and major retailers across the northeast side.

Suites offer up to 24' clear heights, drive-in and dock-high loading, epoxy warehouse floors, LVP-floored private offices and private bathrooms, and private entrances with 24/7 access. They're built for contractors, automotive, fitness, light manufacturing and distribution. Blue Dock has worked with growing companies for over 35 years.

5 SUITES	1,560 - 8,000	±0.5 MI	7 MIN
AVAILABLE FOR LEASE	SF AVAILABLE	TO BINFORD BLVD	TO I - 465 / I - 69





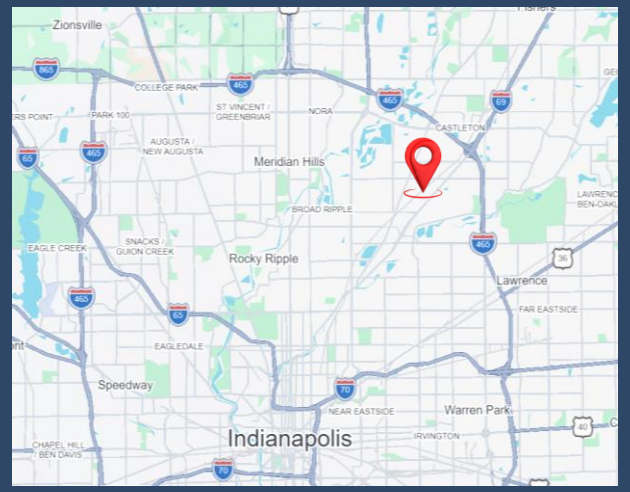
SPACE HIGHLIGHTS

- **Dock-High & Drive-in Loading.**
- Private Entrance w/ 24/7 Access.
- Private Offices & Bathrooms.
- Heavy Power.
- Ample Off-Street Parking.
- Climate Controlled.
- LED Lighting Throughout.
- Showroom-Ready Frontage.

FINISHES & UPGRADES

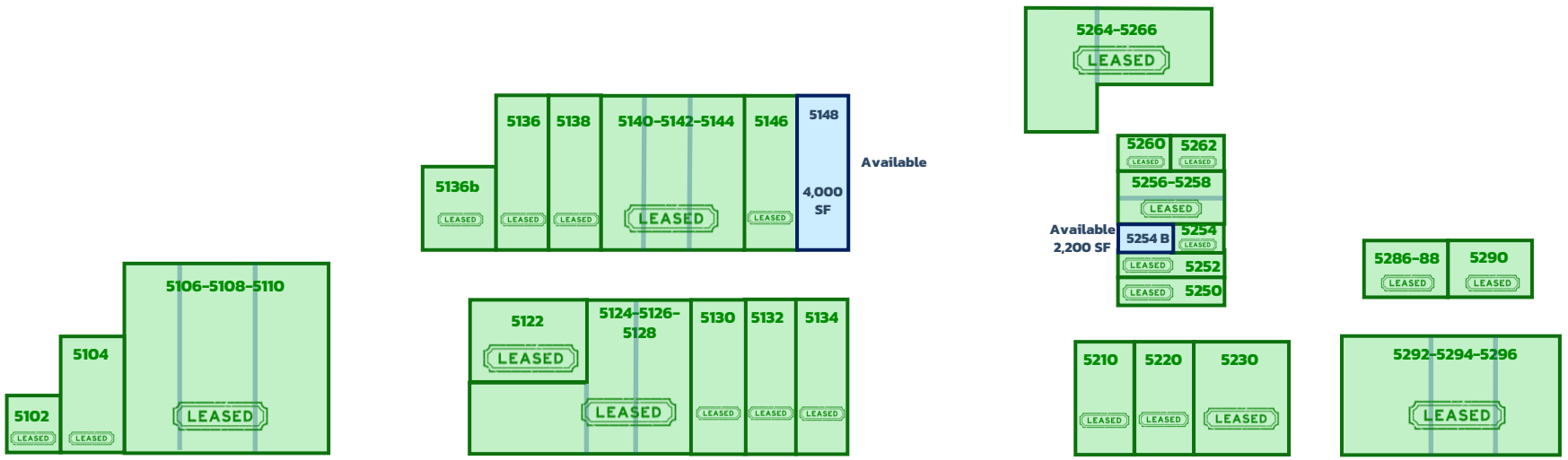
- Epoxy Floors in Warehouse
- LVP Flooring in Office
- White Paint Throughout
- Additional Loading Docks
- Drive-In Loading Conversions
- Custom Build-Outs Available
- Combinable / Subdivisible Suites

LOCATION

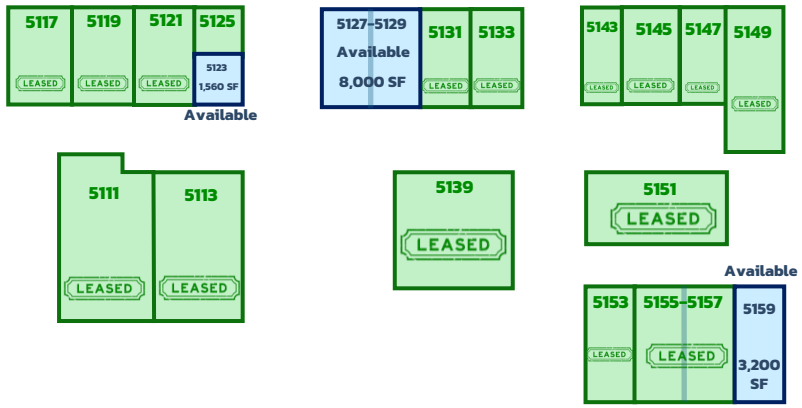


- ±0.5 MI TO BINFORD BLVD
- 7 MIN TO I-465 / I-69
- 26 MIN TO DOWNTOWN INDY
- ON THE NICKEL PLATE TRAIL

SITE PLANS



E. 65TH ST

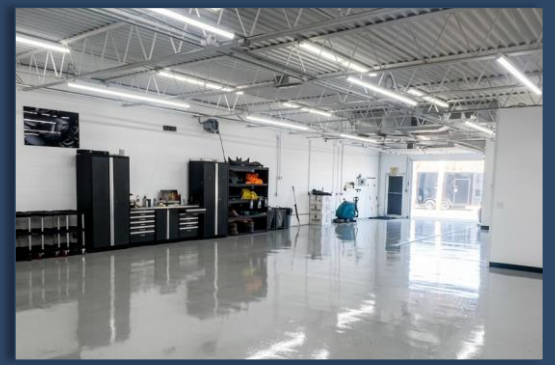


AVAILABLE SPACES

UNIT	SF	RATE PSF ($/SF)	LOADING
5123	1,560	$12.00/SF	Three (3) Drive-in Doors
5254 B	2,200	$12.00/SF	Two (2) Drive-in Doors
5159	3,200	$12.00/SF	Two (2) Drive-in Doors
5148	4,000	$12.00/SF	Drive-in Door
5127-5129	8,000	$12.00/SF	Two (2) Drive-in Doors

PHOTOS





LET'S CONNECT

BUILD YOUR BUSINESS AT SCHMOLL.



EXCLUSIVE LEASING CONTACT

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