

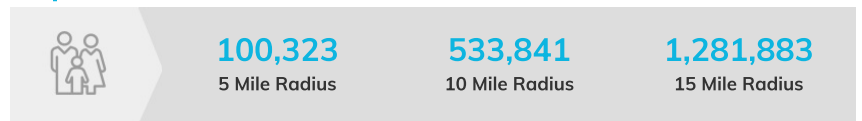
**1501 Indiana Ave. Suite 6B**  
1501 Indiana Ave. | St. Charles, IL |  
Available SF: 3,500



## Property and Area Description

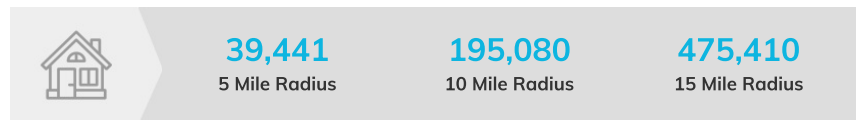
Bluegrass Business Center features flexible industrial space at a reasonable price! We have over 92,000 sq. ft. of industrial and office space available with flexible terms and extremely competitive lease rates. Unit sizes ranging from 1200 sq. ft. up to 26,900 sq. ft. Utilities and taxes included in lease rates! All spaces include drive in doors and access to loading docks. Spaces can be further divided or built-out to suit. Heavy power available. Fully sprinklered. Executive office space, truck parking, outside storage also available. Flexible M-2 zoning allows most uses. Convenient east side location. Rental rates starting as low as \$1.25/sq. ft. Bring your best lease deal and watch us beat it! Indiana Avenue east of 14th Avenue

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

<b>Building Type:</b>	Industrial, Warehouse & Distribution
<b>Available SF:</b>	3,500
<b>Total SF:</b>	94,011
<b>Zoning:</b>	Industrial-Heavy, Industrial
<b>Year Built:</b>	1920
<b>Within City Limits:</b>	Yes
<b>Last Updated:</b>	Jan 28, 2020

## Economic Development Contact

**Ciara Miller**  
City of St. Charles  
2 E. Main St.  
St. Charles, IL 60174  
(630) 762-6924 | [cmiller@stcharlesil.gov](mailto:cmiller@stcharlesil.gov)

## Transportation

**Rail Served:** Unknown  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

## Realtor/Owner Contact

**Dan Flanagan**  
Flanagan Realty  
630-388-8522

**Ciara Miller | Economic Development Planner | City of St Charles**  
2 E Main Street | St Charles, Illinois 60174 | (630) 337-4443 | [cmiller@stcharlesil.gov](mailto:cmiller@stcharlesil.gov)