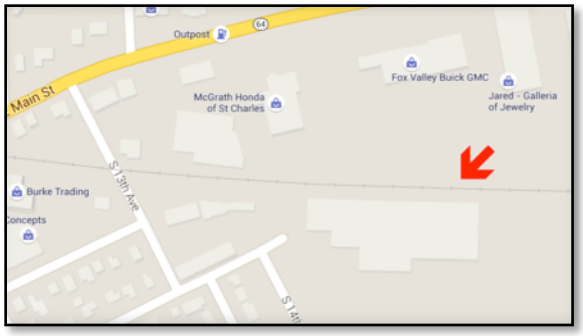
Bluegrass
BUSINESS CENTER

Industrial Space Available

1501 Indiana Ave St Charles, Illinois

- Up to 93,428 sq ft of industrial space!
- Divisible - Smaller spaces (800 to 26,000 sq ft) available!
- Heavy M2 Zoning allows most uses!
- Heavy power with abundant docks & doors!
- Possible outside storage and truck parking!
- Flexible lease terms & best lease rates around!



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Broker owned and managed. We represent ownership in any leasing or sale transaction and will not act as dual agents. Interested parties are advised to seek their own representation.

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Property Specs

AVAILABLE:	Spaces ranging from 800 to 93,428 sq ft of office, warehouse & manufacturing space. Warehouse and industrial space can be easily divided to fit your exact needs!
SIZE:	+/- 93,428 Sq Ft building on +/- 8.5 Acres
CLEARANCE:	Varies from 10' to 16 '
LOADING:	7 Exterior docks 6 Drive in Doors Additional docks & doors can be added
SPRINKLERED:	Fully sprinklered
POWER:	120/208 200 amp 3 phase standard, Avail 480 v, 4000 Amp 3 phase
HEAT:	Low pressure steam
PARKING:	50+ Cars 10 semi's, expandable to 40+. Outside storage & parking possible.
POSSESSION:	Immediate and Flexible.
LEASE RATES:	Lease rates are quoted on a gross basis. Heat, sewer, water, taxes and common area maintenance included. Tenant pays their own electric.

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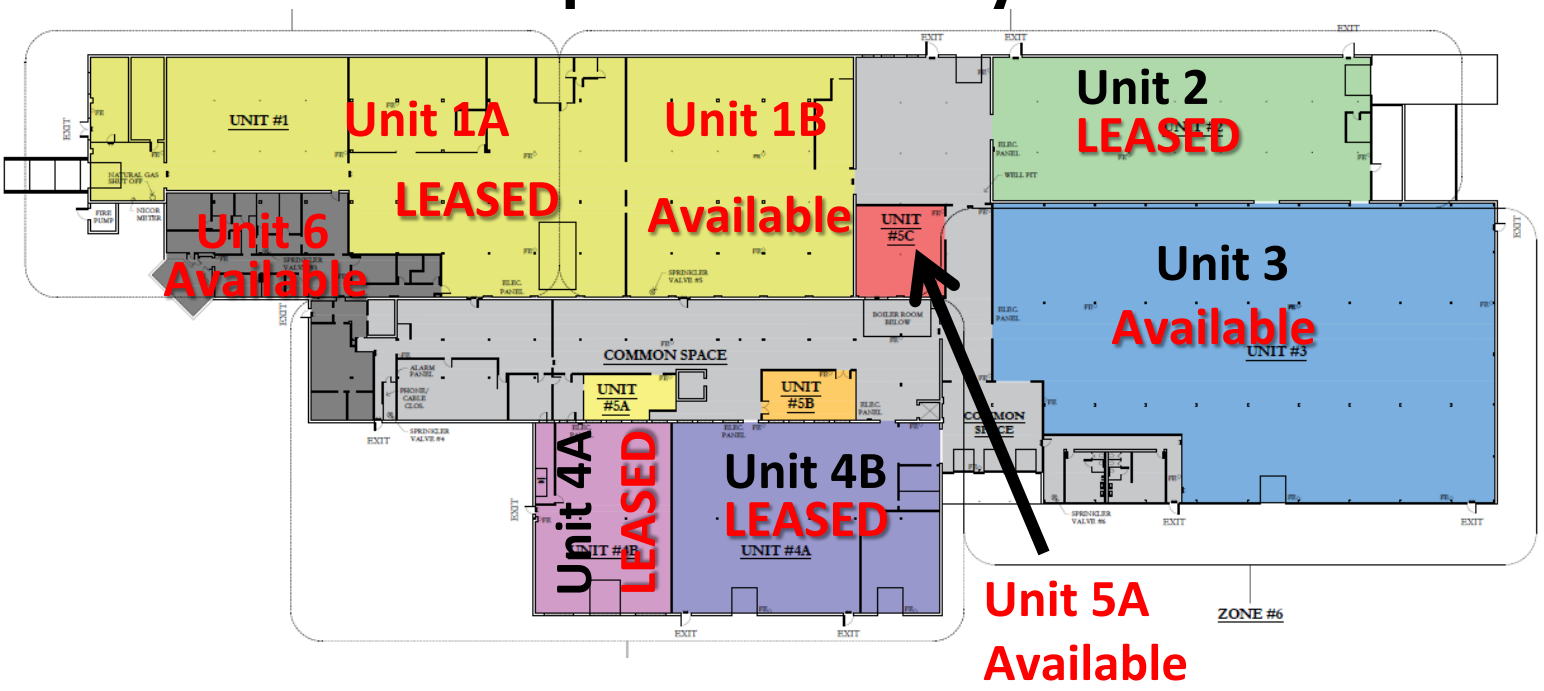
Space Summary



Unit	Sq Ft	Drive in Doors	Docks	Clear Height	Offices	Monthly Rent	Available
~~1A~~	~~15,067~~	~~2~~	~~NA~~	~~12'~~	~~2~~	~~$5,000~~	~~Immediate~~
1B	8,421	1	3 Shared	12'	0	$3,500	Immediate
~~2~~	~~10,500~~	~~2~~	~~4 Common~~	~~12'~~	~~1~~	~~NA~~	~~Occupied~~
3	23,283	1	7 Common	16'	0	$7,000	90 days
~~4A/4B~~	~~12,160~~	~~3~~	~~3 Common~~	~~16'~~	~~2~~	~~NA~~	~~Occupied~~
5A	1,200	1	3 Common	10'	NA	$1,200	Immediate
6A	1,000	NA	NA	10'	NA	$1,000	60-90 days
6B	3,500	NA	NA	10'	NA	$2,500	60-90 days

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Unit 1A

- ✔ Approx. 15,067 sq ft.
- ✔ Ideal for service uses
- ✔ Attractive store front entrance & reception area
- ✔ Two drive in doors.
- ✔ Approx. 1,200 sq ft office space.
- ✔ Three exterior service/exit doors.
- ✔ Access to shared loading docks with levelers.
- ✔ Approx 12' ceiling height
- ✔ New T-8 light fixtures throughout.
- ✔ Available immediately.
- ✔ Asking $5,000/month

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Unit 1B

- ✔ Approx. 8,421 sq ft.
- ✔ ideal for warehouse, storage, light assembly uses
- ✔ Drive in doors.
- ✔ Two exterior service/exit doors.
- ✔ Access to shared loading docks with levelers.
- ✔ Approx 12' ceiling height.
- ✔ New T-8 light fixtures throughout.
- ✔ Asking $3,500 per month.
- ✔ Available immediately.

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Unit 3

- ✔ Features approx 23,283 sq ft of open warehouse or manufacturing space
- ✔ Great column spacing
- ✔One 12'x14' drive in door
- ✔ Three exterior service/exit doors
- ✔ Access to two sets of shared loading docks (6 total) with levelers
- ✔ Approx 16' ceiling height
- ✔ New T-8 light fixtures
- ✔ Can be combined for a total of approx 33,200 sq ft.
- ✔ Asking **$3.60/sq ft modified gross**
- ✔ Immediate occupancy

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Unit 5A

- ✔ Approx 1,296 sq ft
- ✔ One 9' x 10' overhead door
- ✔ Access to 3 shared loading docks with levelers
- ✔ New T-8 light fixtures
- ✔ Asking $1,200 monthly (**$11.11/sq ft gross!)**
- ✔ Immediate occupancy.

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Unit 6A

- ✔ Approx 800 sq ft
- ✔ Ideal for service/retail
- ✔ 2 Private offices
- ✔ New T-8 light fixtures
- ✔ Asking $1,300 monthly
- ✔ Estimated 60-90 day occupancy

DON'T MISS OUT!

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Unit 6B

- ✔ Approx 3,500 sq ft
- ✔ Ideal for service/retail
- ✔ Exterior entrance
- ✔ Can be finished to suit
- ✔ New T-8 light fixtures
- ✔ Asking $2,500 monthly
- ✔ Estimated 60-90 day occupancy

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