



FOR LEASE

22,050 SF IN 2 SUITES — 11,675 SF & 10,375 SF

1271-1273 HUMBRACHT CIRCLE, BARTLETT, IL



SITE PLAN





PROPERTY FEATURES

1271 Humbracht Circle, a multi-tenant industrial building located in Bartlett, Illinois, has two spaces for lease — Suite A, 10,375 SF, and Suite B, 11,675 SF — with the ability for a single tenant to lease the entire 22,050 SF. The property benefits from proximity to numerous highways and major arterial routes that serve Chicago’s Western Suburbs and connect to the greater Chicago market.

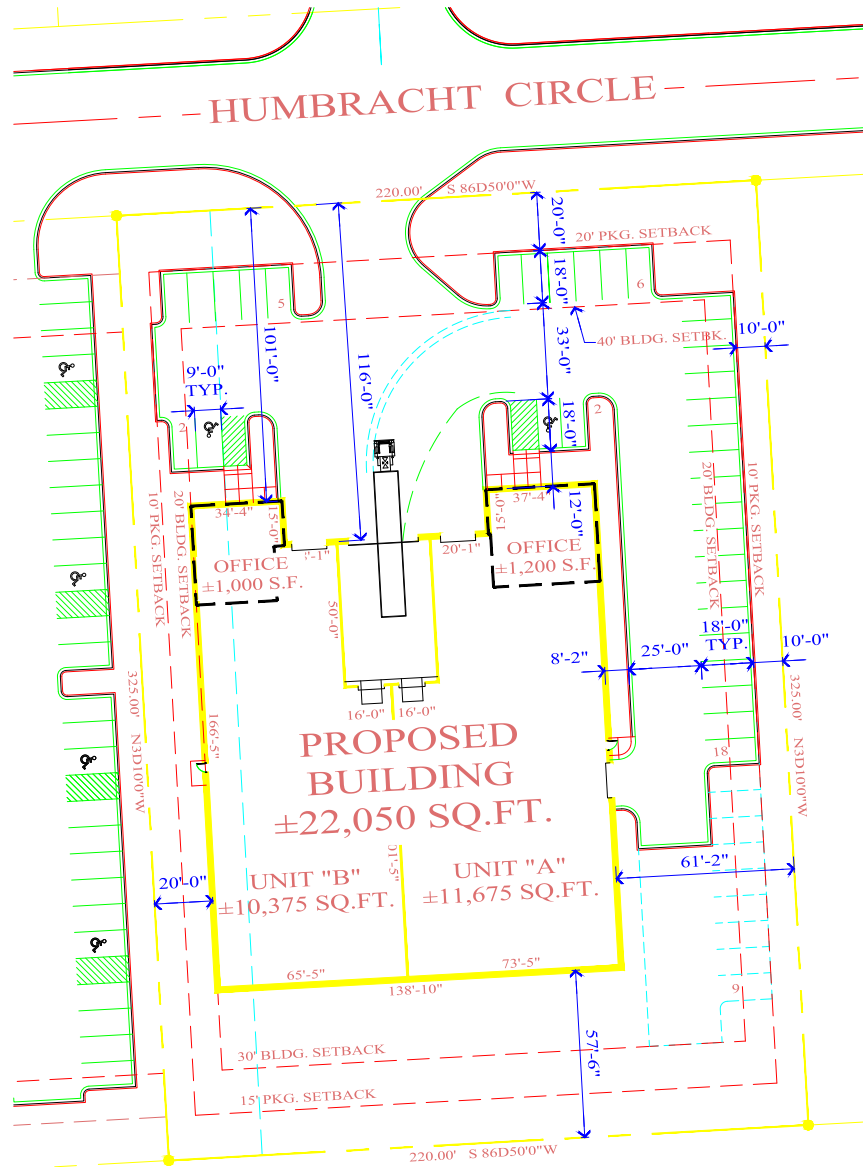


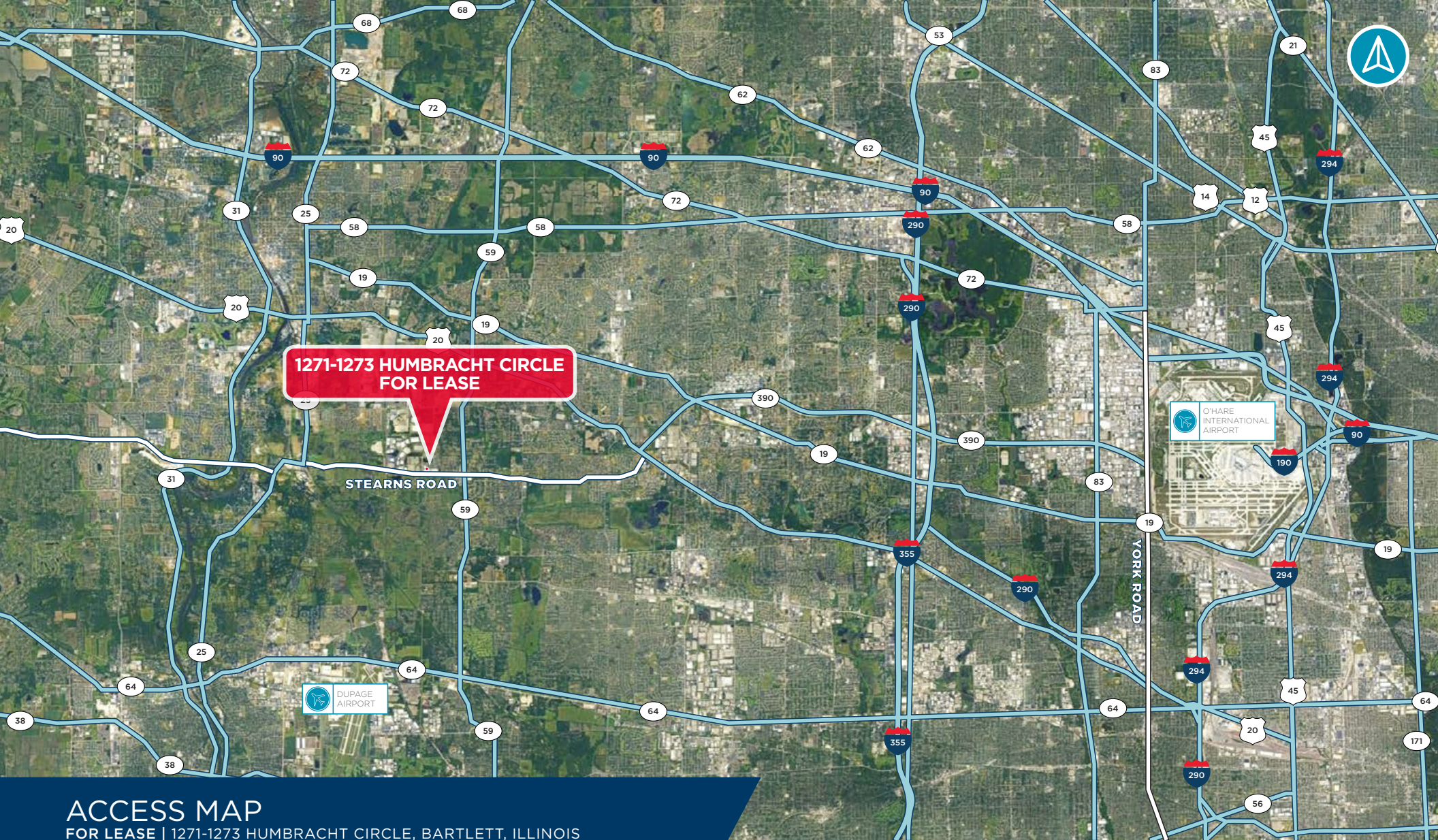
ADDRESS	1271 Humbracht Circle, Bartlett, IL
SPACE	Suite A: 11,675 SF Suite B: 10,375 SF
OFFICE	Suite A: 1,200 SF Suite B: 1,000 SF
AVAILABILITY	Suite A: February 1, 2025 Suite B: November 1, 2025
LOADING	Suite A: 2 Drive-In Doors; 1 Dock Suite B: 1 Drive-In Door; 1 Dock
CLEAR HEIGHT	20'
YEAR BUILT	2004
POWER	Suite A: 400 Amps Suite B: 400 Amps
SPRINKLERS	Fully Sprinklered - Wet System
PARKING	Suite A: 7 Spaces Suite B: 28 Spaces
TEMPERATURE	Temperature-Controlled Throughout
LEASE RATE	\$11.00 PSF Net
OPERATING EXPENSES	\$3.50 PSF



BUILDING LAYOUT / SITE PLAN

PROJECT DATA	
LOT AREA (LOT 19):	±1.64 ACRES
BUILDING AREA:	
UNIT A	
OFFICE AREA:	±1,200 SQ. FT.
WAREHOUSE AREA:	±9,675 SQ. FT.
DOCK AREA:	±800 SQ. FT.
TOTAL:	±11,675 SQ. FT.
UNIT B	
OFFICE AREA:	±1,000 SQ. FT.
WAREHOUSE AREA:	±8,475 SQ. FT.
DOCK AREA:	±800 SQ. FT.
TOTAL:	±10,375 SQ. FT.
TOTAL:	±22,050 SQ. FT.
REQUIRED PARKING:	
OFFICE (1/275 s.f.):	8 STALLS
WAREHOUSE (1/1000 s.f.):	20 STALLS
TOTAL:	28 STALLS
PROVIDED PARKING:	
STANDARD	31 STALLS
HANDICAPPED	2 STALLS
TOTAL	33 STALLS
LANDBANKED:	9 STALLS
TOTAL	42 STALLS





**1271-1273 HUMBRACHT CIRCLE
FOR LEASE**

STEARNS ROAD

YORK ROAD

O'HARE INTERNATIONAL AIRPORT

DUPAGE AIRPORT

ACCESS MAP

FOR LEASE | 1271-1273 HUMBRACHT CIRCLE, BARTLETT, ILLINOIS

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