

FOR LEASE ONLY REMAINING SUITE – 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 10,375 square feet for lease. 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	10,375 SF
OFFICE	1,000 SF
AVAILABILITY	November 1, 2025; Potential Early Occupancy
LOADING	1 Drive-In Door; 1 Dock
CLEAR HEIGHT	20'
YEAR BUILT	2004
POWER	400 Amps
SPRINKLERS	Fully Sprinklered - Wet System
PARKING	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: WAREHOUSE AREA:	±1,200 SQ. FT. ±9,675 SO. FT.	
DOCK AREA: TOTAL:	$\pm 9,075$ SQ. FT. ± 800 SQ. FT. $\pm 11,675$ SQ. FT.	
UNIT B OFFICE AREA:	±1,000 SQ. FT.	
WAREHOUSE AREA:		
DOCK AREA: TOTAL:	±800 SQ. FT.	
TOTAL:	±10,375 SQ. FT. ±22,050 SO. FT.	
	±22,050 SQ. F1.	
REQUIRED PARKING: OFFICE (1/275 s.f.):	8 STALLS	
WAREHOUSE (1/1000 s		
TOTAL:	28 STALLS	
PROVIDED PARKING:		
STANDARD	31 STALLS	
HANDICAPPED	2 STALLS	
TOTAL	33 STALLS	
LANDBANKED: TOTAL	9 STALLS 42 STALLS	



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

FOR MORE INFORMATION, CONTACT:

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