



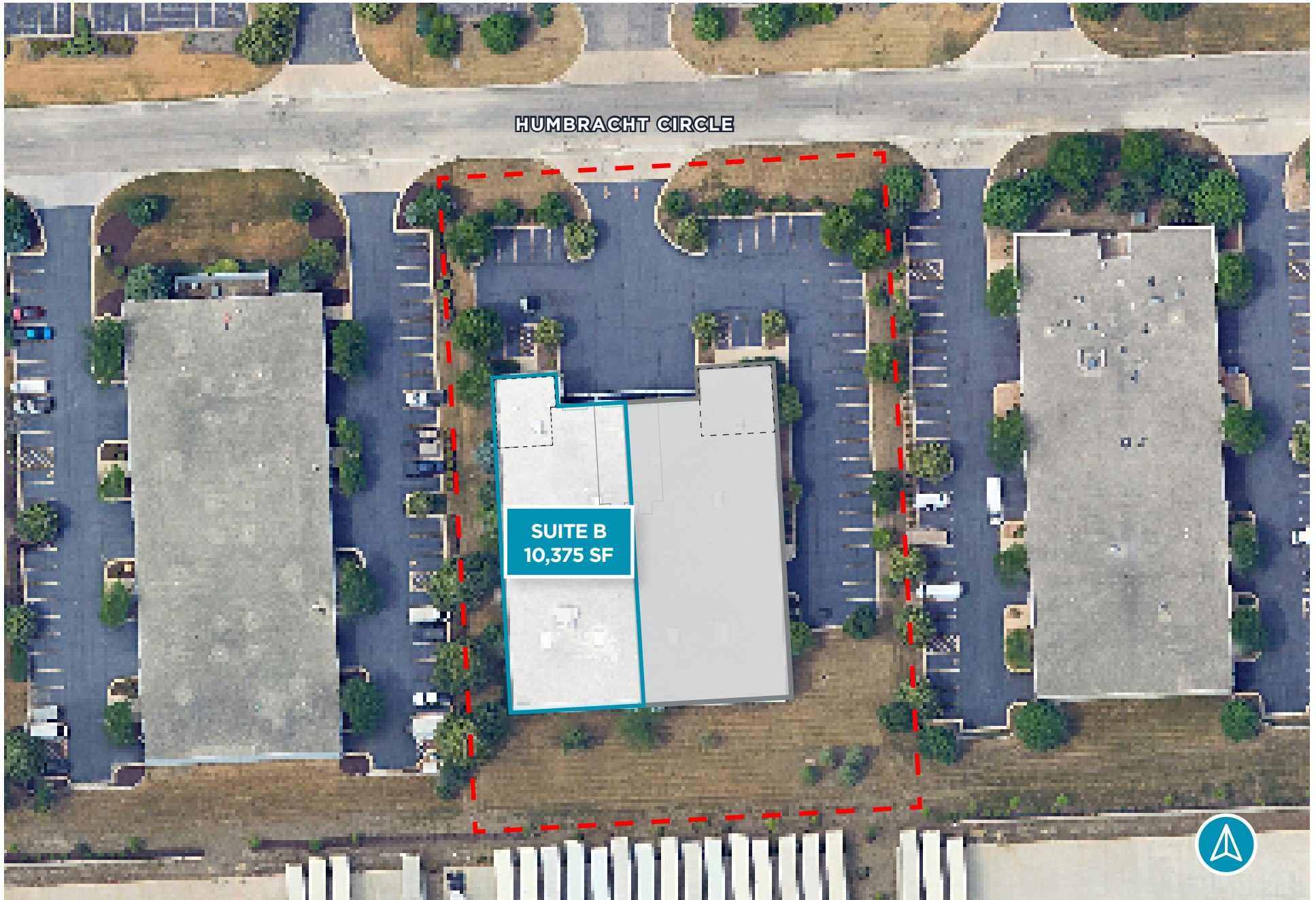
FOR LEASE

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.

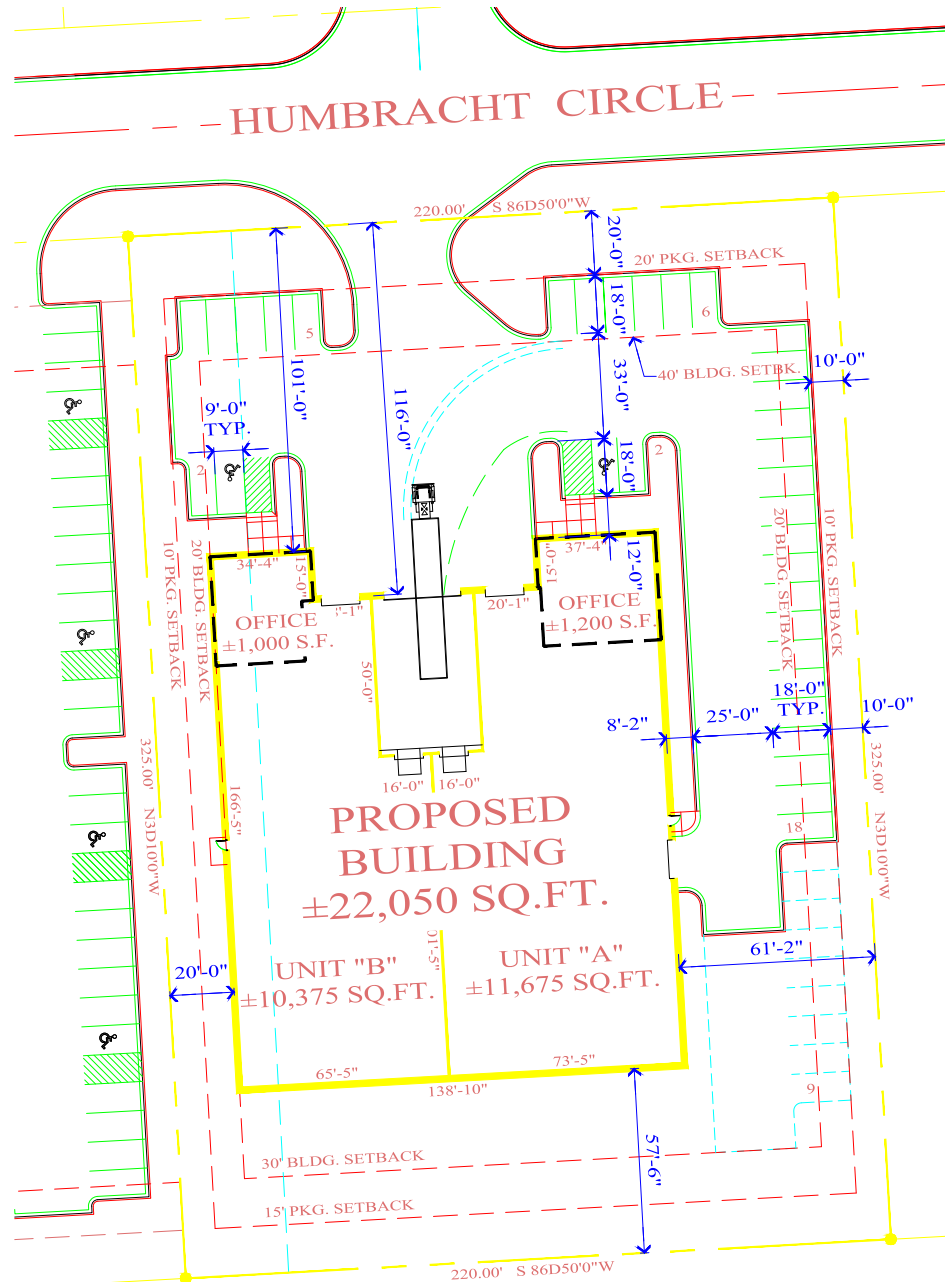


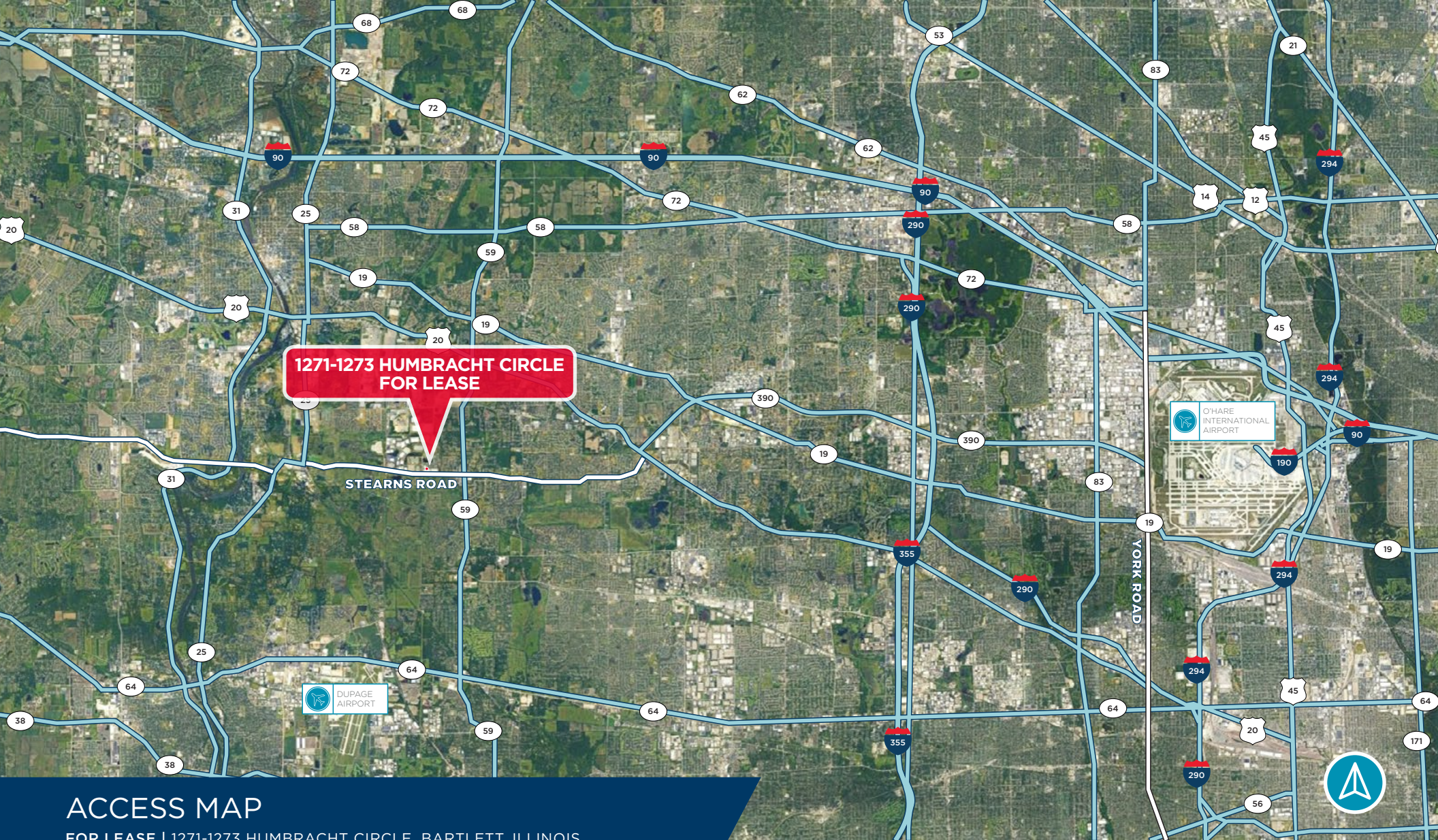
ADDRESS	1271 Humbracht Circle, Bartlett, IL
SPACE	10,375 SF
OFFICE	1,000 SF
AVAILABILITY	November 1, 2025; Potential Early Occupancy
LOADING	1 Drive-In Door; 1 Dock
CLEAR HEIGHT	20'
YEAR BUILT	2004
POWER	400 Amps
SPRINKLERS	Fully Sprinklered - Wet System
PARKING	28 Spaces
TEMPERATURE	Temperature-Controlled 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:	±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





ACCESS MAP

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

FOR MORE INFORMATION, CONTACT:

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