

10,375 SF FOR LEASE

ONLY REMAINING SUITE

1271-1273 HUMBRACHT CIRCLE, BARTLETT, IL

Reduced Rate | Open to Short-Term Lease



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	Oct. 1, 2025; Potential Early Occupancy
Lease Term	Negotiable; Open to Short-Term Lease
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
Reduced Rate	\$11.00 PSF Net \$10.00 PSF Net
OpEx	\$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



