# 10,375 SF FOR LEASE

## **ONLY REMAINING SUITE**

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	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
ОрЕх	\$3.50 PSF

### BUILDING LAYOUT / SITE PLAN

#### PROJECT DATA

LOT AREA (LOT 19):  $\pm 1.64$  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

 $\begin{array}{lll} \text{OFFICE AREA:} & \pm 1,000 \; \text{SQ. FT.} \\ \text{WAREHOUSE AREA:} & \pm 8,475 \; \text{SQ. FT.} \\ \text{DOCK AREA:} & \pm 800 \; \text{SQ. FT.} \\ \text{TOTAL:} & \pm 10,375 \; \text{SQ. FT.} \end{array}$ 

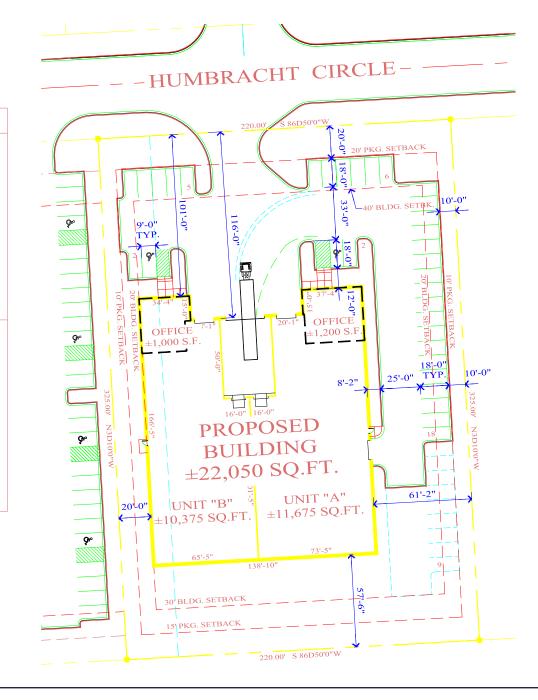
TOTAL:  $\pm 22,050$  SQ. FT.

**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







#### FOR MORE INFORMATION, CONTACT:

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