

1300 Brewster Creek Blvd

Bartlett, Illinois 60103 – DuPage County

## BREWSTER CREEK BUSINESS PARK



**BUILD-TO-SUIT FOR SALE OR LEASE**

**100,000-350,000 SF ON 18.7 ACRES**



CONCEPTUAL ARCHITECTURAL RENDERING



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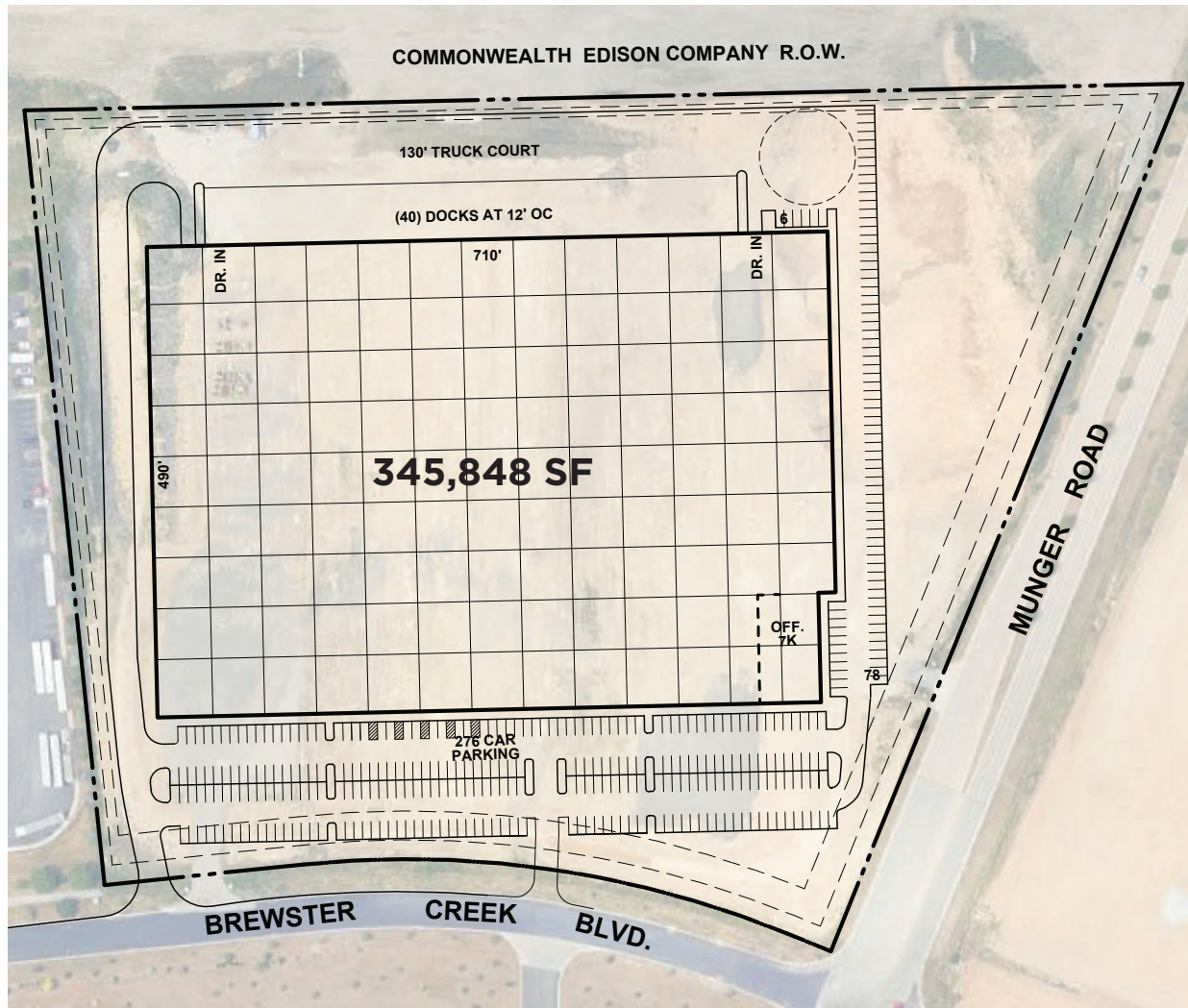
1300 Brewster Creek Blvd

Bartlett, Illinois 60103 – DuPage County

## BREWSTER CREEK BUSINESS PARK



# 345,848 SF SINGLE LOAD



### PROPERTY FEATURES

Total Building Size:	345,848 SF
Site Size:	±18.70 Acres
Office:	To Suit
Ceiling Height:	To Suit
Loading:	<ul style="list-style-type: none"><li>• ±40 Exterior Docks</li><li>• 2 Drive-in Doors</li></ul>
Car Parking:	360 Stalls
Detention:	Off Site
Power:	To Suit
<ul style="list-style-type: none"><li>• High image precast concrete and glass construction</li><li>• Last large site in highly coveted 670-Acre Brewster Creek Business Park</li><li>• Corporate neighbors include McKesson, ITW, Greco &amp; Sons, Rana, Creative Werks, Axiom Packaging, and RIM Logistics</li></ul>	

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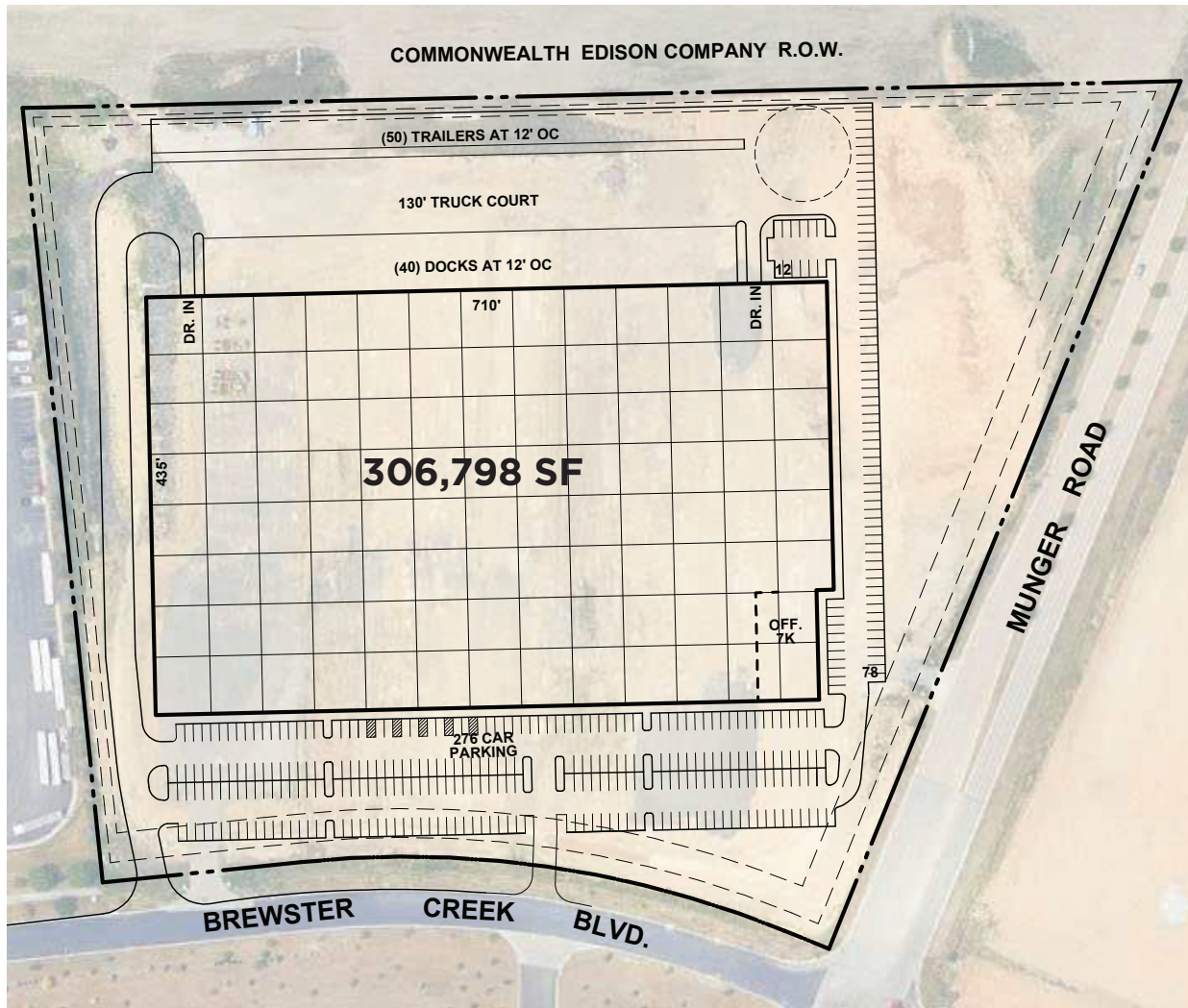
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## BREWSTER CREEK BUSINESS PARK



# 306,798 SF SINGLE LOAD + TRAILERS



### PROPERTY FEATURES

Total Building Size:	306,798 SF
Site Size:	±18.70 Acres
Office:	To Suit
Ceiling Height:	To Suit
Loading:	<ul style="list-style-type: none"><li>• ±40 Exterior Docks</li><li>• 2 Drive-in Doors</li></ul>
Car Parking:	366 Stalls
Trailer Parking:	±50 Stalls
Detention:	Off Site
Power:	To Suit
<ul style="list-style-type: none"><li>• High image precast concrete and glass construction</li><li>• Last large site in highly coveted 670-Acre Brewster Creek Business Park</li><li>• Corporate neighbors include McKesson, ITW, Greco &amp; Sons, Rana, Creative Werks, Axiom Packaging, and RIM Logistics</li></ul>	

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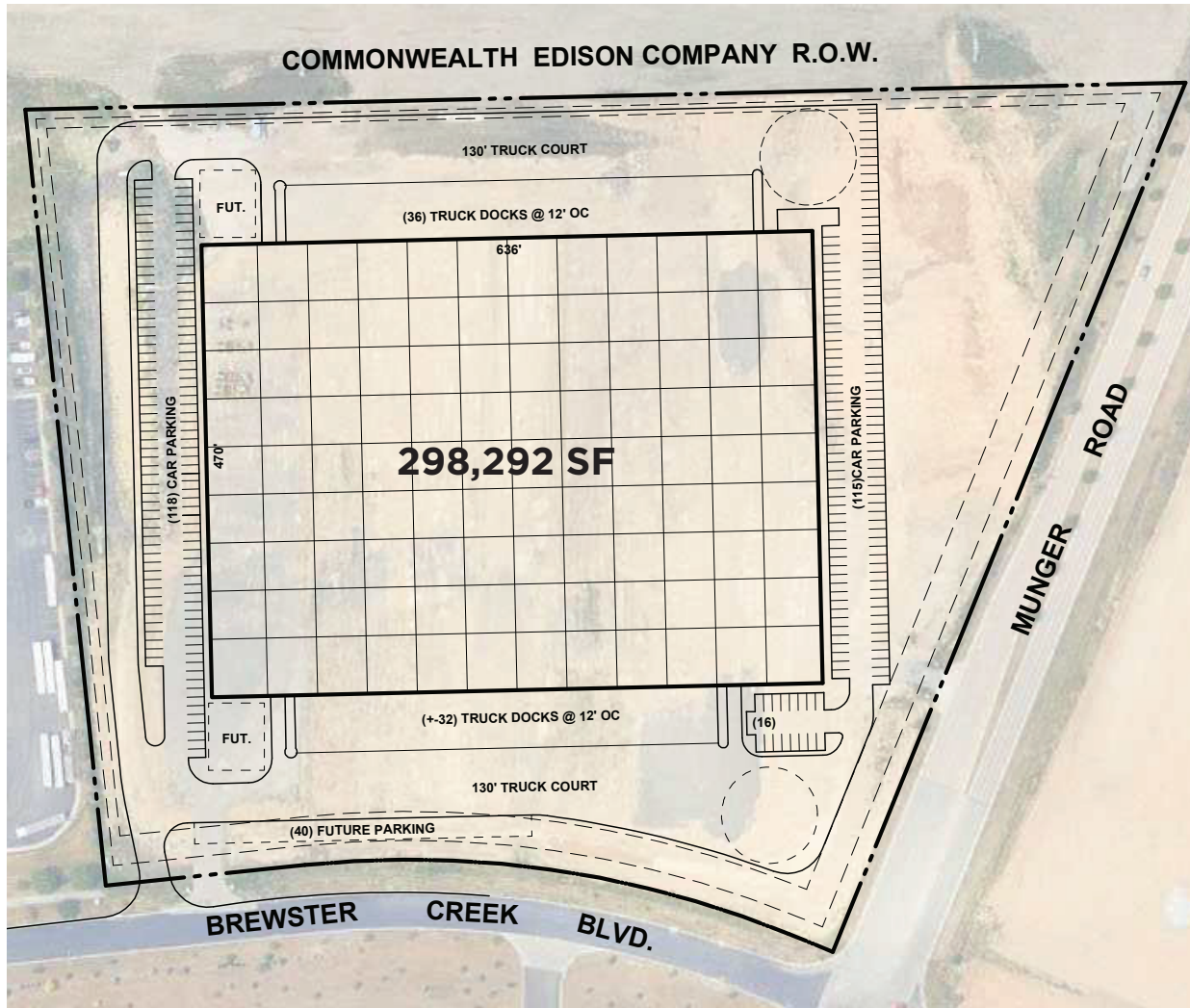
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## BREWSTER CREEK BUSINESS PARK



# 298,292 SF CROSS-DOCK



### PROPERTY FEATURES

Total Building Size:	298,292 SF
Site Size:	±18.70 Acres
Office:	To Suit
Ceiling Height:	To Suit
Loading:	<ul style="list-style-type: none"><li>• ±68 Exterior Docks</li><li>• 4 Drive-in Doors</li></ul>
Car Parking:	250+ Stalls (expandable by 72+)
Detention:	Off Site
Power:	To Suit
<ul style="list-style-type: none"><li>• High image precast concrete and glass construction</li><li>• Last large site in highly coveted 670-Acre Brewster Creek Business Park</li><li>• Corporate neighbors include McKesson, ITW, Greco &amp; Sons, Rana, Creative Werks, Axiom Packaging, and RIM Logistics</li></ul>	

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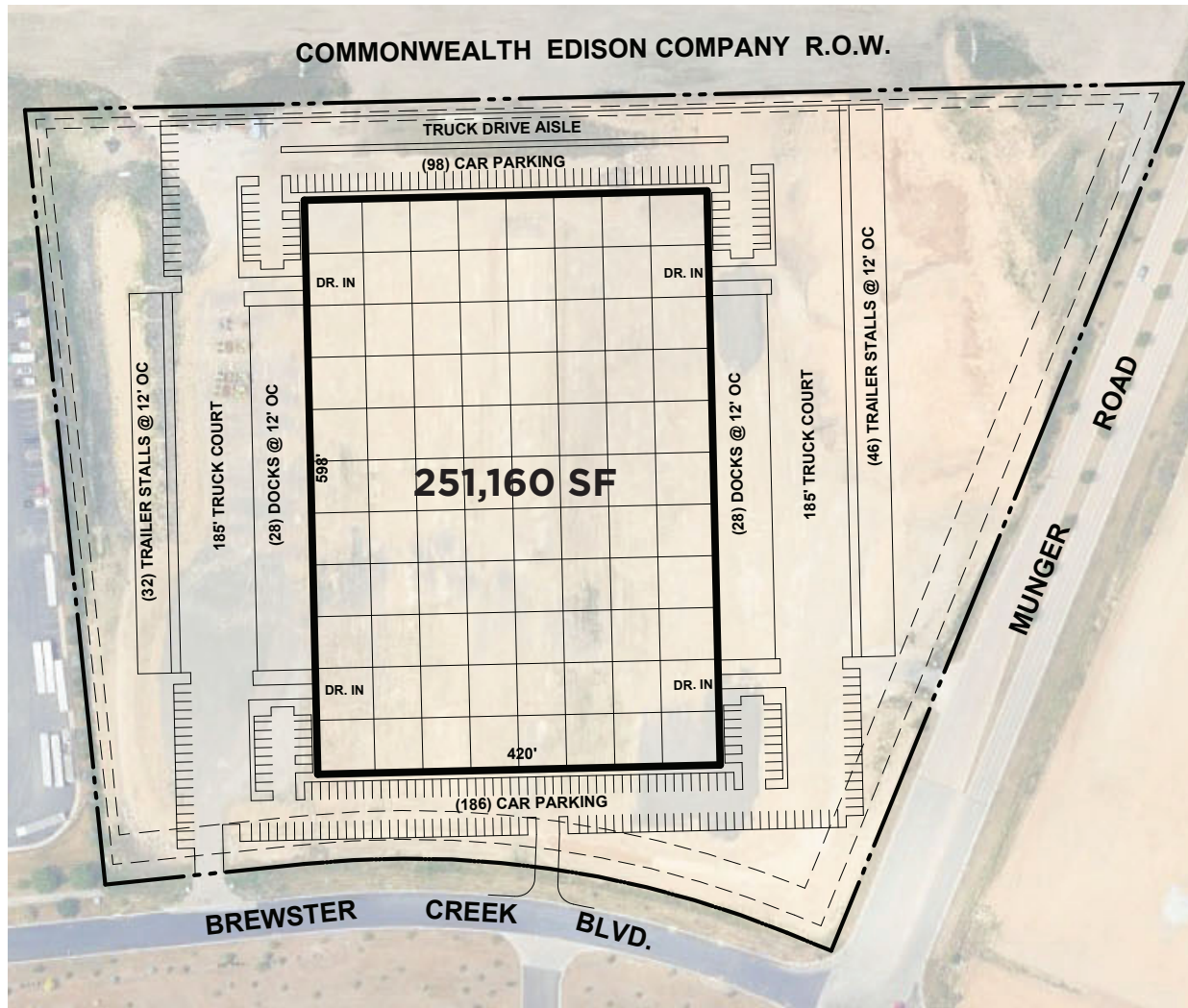
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## BREWSTER CREEK BUSINESS PARK



# 251,160 SF CROSS-DOCK + TRAILERS



### PROPERTY FEATURES

Total Building Size:	251,160 SF
Site Size:	±18.70 Acres
Office:	To Suit
Ceiling Height:	To Suit
Loading:	<ul style="list-style-type: none"><li>• ±56 Exterior Docks</li><li>• 4 Drive-in Doors</li></ul>
Car Parking:	280+ Stalls
Trailer Parking:	78 Stalls
Detention:	Off Site
Power:	To Suit
<ul style="list-style-type: none"><li>• High image precast concrete and glass construction</li><li>• Last large site in highly coveted 670-Acre Brewster Creek Business Park</li><li>• Corporate neighbors include McKesson, ITW, Greco &amp; Sons, Rana, Creative Werks, Axiom Packaging, and RIM Logistics</li></ul>	

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## BREWSTER CREEK TENANTS

- 1 Midwest Molding
- 2 Worldwide Express, Inc.
- 3 BBS Automation
- 4 Ace Relocation Systems
- 5 Axis Warehouse
- 6 Animal Supply Co.
- 7 Clarke Packing & Crating Company
- 8 Mid America Water Treatment Inc.
- 9 Get Fresh Produce
- 10 S&D Products
- 11 Get Fresh
- 12 Get Fresh
- 13 Matrix Industrial Automation
- 14 Winhere Brake Parts Inc.
- 15 Brolite
- 16 Platinum Converting
- 17 Packaging By Design
- 18 Herrmann Ultrasonics
- 19 IPR Incorporated
- 20 Active Wireworks

★ Developed & Built by MWI Property Group

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## LOCATION HIGHLIGHTS

### I-390 (Elgin-O'Hare Expwy)

6.5 Mile / 15 Minutes

### I-90

8 Miles / 15 Minutes

### I-88

14 Miles / 25 Minutes

### O'Hare Airport

25 Miles / 30 Minutes

### Downtown Chicago

38 Miles / 60 Minutes

## DEMOGRAPHICS

### Total Population

2.53 million people live within 20 miles

### Labor Force

550,000 people within 10 miles

### Regional Market Access

Approximately 90 Million people live within a one day drive (500 mile radius)



MWI Property Group is a vertically integrated national real estate investment company focused on the development, acquisition and management of industrial properties in strategic markets throughout the United States. Founded in 2003 as Midwest Industrial Funds and rebranded to MWI Property Group in 2024, the company leverages its local market relationships to identify select opportunities and approaches every investment with an entrepreneurial and strategic perspective. MWI Property Group has acquired and developed over 90 industrial properties and its executive team has collectively completed over 75 million square feet of industrial transactions in 35 states.



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