



Some photos may be virtually staged

<b>Industrial</b>	MLS #: <b>12540542</b>	List Price: <b>\$449,000</b>
Status: <b>NEW</b>	List Date: <b>01/12/2026</b>	Orig List Price: <b>\$449,000</b>
Area: <b>104</b>	List Dt Rec: <b>01/12/2026</b>	Sold Price:
Address: <b>1281 Humbrecht Cir Unit M, Bartlett, IL 60103</b>		
Directions: <b>Sterns Rd W of Rte 59 to Munger Rd N; Humbrecht Circle E; 4th driveway on the right; all the way to the back.</b>		
Sold by:	Mkt. Time (Lst./Tot.): <b>1/1</b>	Rented Price:
Closed:	Contract:	Lease SF/Y: <b>\$15</b>
Off Mkt:	Concessions:	Mthly. Rnt. Price: <b>\$3,600</b>
Township: <b>Wayne</b>	Unincorporated:	CTGF:
Year Built: <b>2003</b>	PIN #: <b>0104309013</b>	Blt Before 78: <b>No</b>
Zone Type: <b>Industrial</b>	Multiple PINs: <b>No</b>	County: <b>DuPage</b>
Act Zoning: <b>I</b>	Relist:	Min Rentable SF: <b>2880</b>
Subtype: <b>Other</b>	Unit SF: <b>2880</b>	Max Rentable SF: <b>2880</b>
Tot Bldg SF: <b>2880</b>	# Stories: <b>1</b>	Lease Type: <b>Gross</b>
Office SF:	Gross Rentable Area:	Com Area Maint SF/Y: <b>\$2</b>
Land SF: <b>76666</b>	Net Rentable Area:	Est. Tax per SF/Y: <b>\$3.36</b>
Lot Dim: <b>235.9X324.9X235.9X324.9</b>	Investment:	User:
Lot Size Source:	List Price Per SF: <b>\$155.90</b>	Sold Price Per SF: <b>\$0</b>
Mobility Score: - ?		

Remarks: **Spacious Industrial Condo located in Brewster Creek Industrial Park, Bartlett. Conveniently located at Sterns and Rte 59. Owned by a car collector as his personal garage. Great opportunity for business owner or for car enthusiasts to make their dream car condo. Reception area plus private office, plus full bathroom. Drive in doors on each side of the building. Easy to pull your RV or Trailer straight through. Has a floor drain. See floor plan in photos for estimated square footage.**

Approximate Age: <b>16-25 Years</b>	Bay Size:	Air Cond: <b>Central Air</b>
Type Ownership:	# Trailer Docks: <b>0</b>	Electricity: <b>Circuit Breakers</b>
Frontage/Access:	Construction:	Heat/Ventilation: <b>Forced Air, Gas</b>
Current Use:	Exterior:	Fire Protection: <b>Alarm On Site, Fire Extinguisher/s</b>
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays: <b>Air Conditioning, Electric, Heat, Janitorial, Scavenger, Water/Sewer, Varies by Tenant</b>
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: <b>Northwest Suburban</b>	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: <b>2</b>	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators:	Parking Ratio:	Sale Terms:
Min Ceiling Height: <b>18'0</b>	Total # Units:	Possession: <b>Closing</b>
Max Ceiling Height: <b>20'0</b>	Total # Tenants:	
Clear Span:	Extra Storage Space:	
	Misc. Inside:	
	Floor Finish:	

#### Financial Information

Gross Rental Income: <b>\$0</b>	Total Monthly Income: <b>\$0</b>	Total Annual Income: <b>\$0</b>
Annual Net Oper Income: <b>\$0</b>	Net Oper Income Year: <b>0</b>	Cap Rate:
Real Estate Taxes: <b>\$9,697.58</b>	Total Annual Expenses: <b>\$0</b>	Expense Year:
Tax Year: <b>2024</b>	Expense Source:	Loss Factor:

#### Operating Expense Includes:

Broker Private Remarks: **Ceiling heights estimated. Direct questions to listing broker at dtubekis@gmail.com or text: 847.809.8070. Send offers to dtubekis@gmail.com and to offers@deantubekisteam.com**

Does seller agree to display on VOW?: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Does seller agree to display online? : **Yes**

Information: **Show-Lock Box**

Showing Inst: **Click on Showing Time icon for appointment information**

Broker: **Coldwell Banker Realty (3980) / (847) 541-5000**

List Broker: **Dean Tubekis (61926) on behalf of Dean Tubekis Team (T14728) / (847) 809-8070 / dtubekis@deantubekisteam.com; offers@deantubekisteam.com**

CoList Broker: **More Agent Contact Info: dtubekis@gmail.com**

Copyright 2026 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12540542

Prepared By: Jacqueline Speckin for Dean Tubekis Team | Coldwell Banker Realty | 01/12/2026 02:27 PM