



Some photos may be virtually staged

Industrial

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

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

Financial Information

Gross Rental Income: \$0	Total Monthly Income: \$0	Total Annual Income: \$0
Annual Net Oper Income: \$0	Net Oper Income Year: \$0	Cap Rate:
Real Estate Taxes: \$9,697.58	Total Annual Expenses: \$0	Expense Year:
Tax Year: 2024	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	Remarks on Internet?: Yes	Broker Owned/Interest: Related
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: Sentrilock (Located at Front)
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	
Does seller agree to display online? : Yes	Call for Rent Roll Info:	Expiration Date: 12/27/2026
Information: Show-Lock Box	Cont. to Show?:	

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**

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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