



Some photos may be virtually staged

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

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:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Address on Internet: **Yes**

Broker Owned/Interest: **Related**

Lock Box: **Sentrilock** (Located at **Front**)

Call for Rent Roll Info:

Cont. to Show?:

Expiration Date: **12/27/2026**

MLS #: 12540542

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