



FOR SALE: 10,610 SF FLEX/WAREHOUSE CONDO
1251 HUMBRACHT CIRCLE SUITE B BARTLETT, IL

\$1,400,000



Sale Price: \$1,400,000 (\$131.95 PSF)

- 10,610 SF (35% Office Buildout) Truck Dock & Drive in
- 20' Clear Height
- Low Dupage County RE Taxes
- High Image Precast exterior & quality interior finishes
- View 3-D Virtual Tour @ www.chicagolandcommercial.com



Prepared by:



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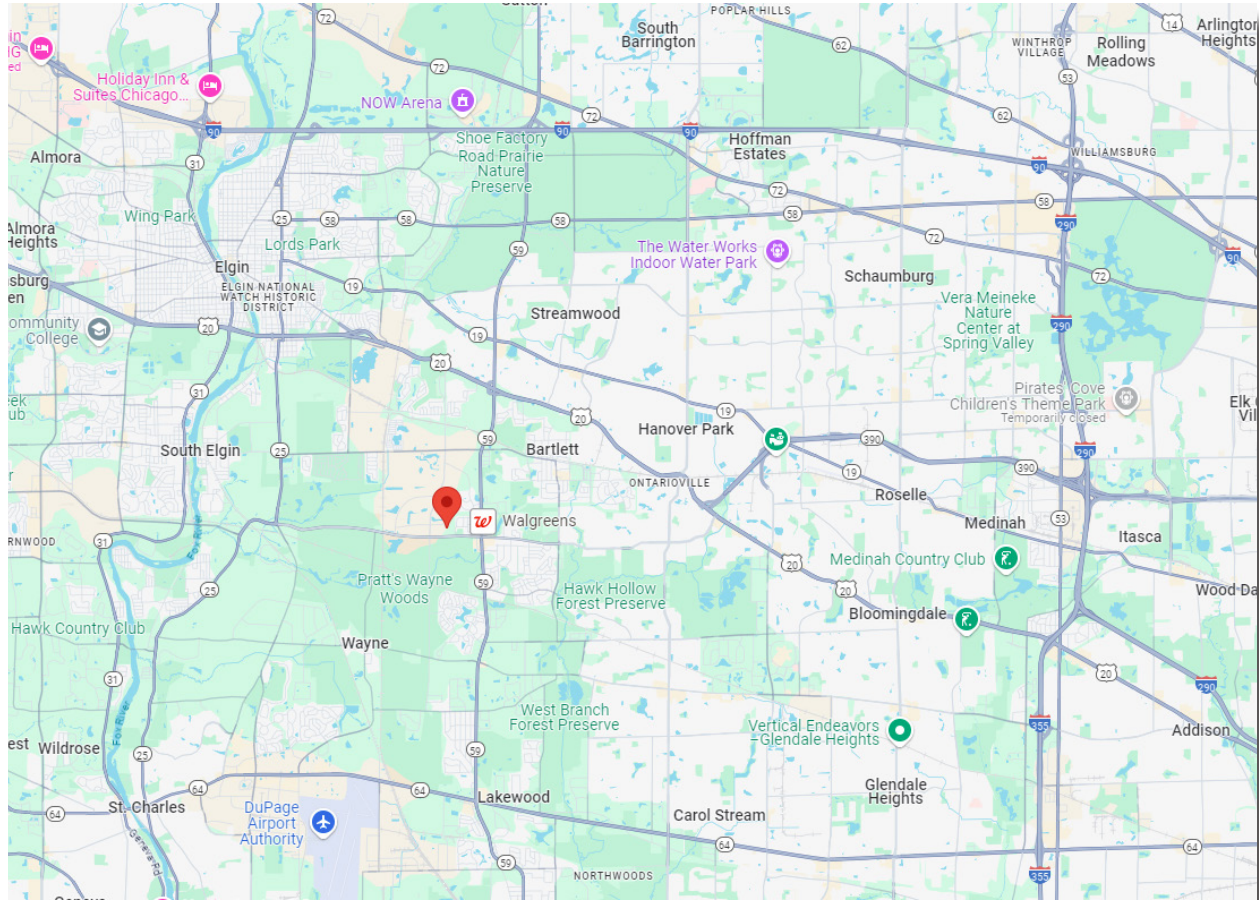
LEASING

SALES

TENANT ADVISORY

MANAGEMENT

AREA MAPS





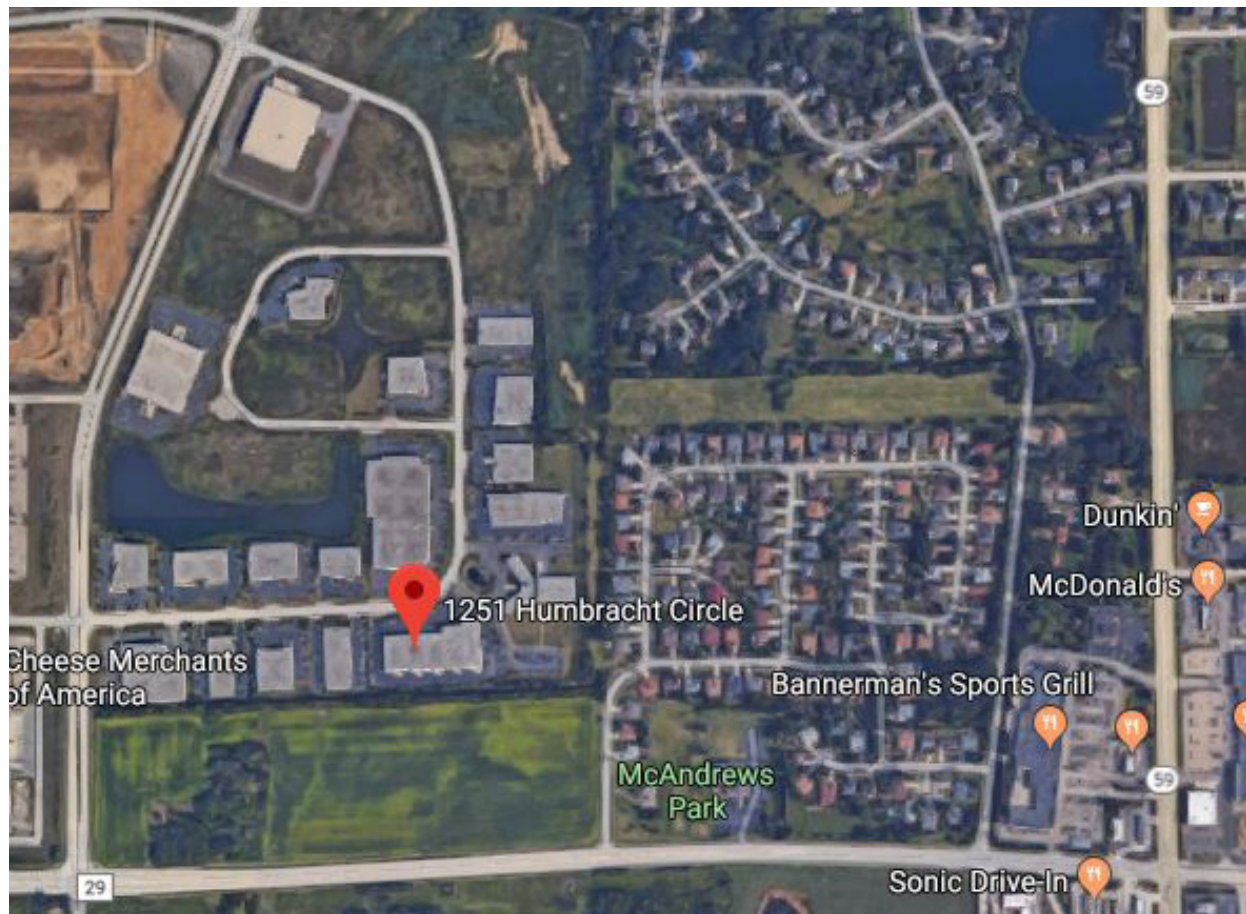
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- AERIAL MAPS





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■ DESCRIPTION

DUPAGE COUNTY PROPERTY:

1251 Humbracht Circle Suite B
Bartlett, IL 60103

BUILDING TYPE:

Flex Office/Warehouse Condo Unit

YEAR BUILT:

2006 (Renovated 2018)

SIZE:

10,610 SF (approx 35% Office & 65% warehouse)

LOADING:

1 Truck Level Dock & 1 Drive in Door (12'x12')

POWER: LOT SIZE:

120/240/480 volt 3-Phase
4.28 Acres

CEILING HEIGHT:

20' Clear Warehouse

ZONING:

I-2 EDA

PARKING:

102 Spaces (Shared)

SPRINKLER SYSTEM:

2024 REAL ESTATE TAXES:

\$23,499.04 (\$2.21 PSF) Low Dupage County Taxes

2023 OPERATING EXPENSES:

\$9,696 (\$0.91 PSF) Condo Association Fees

Sales Price: \$1,400,000 (\$131.95 PSF)



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■ SUBJECT PROPERTY HIGHLIGHTS

- 10,610 SF Office/Warehouse Condo Unit For Sale
 - Approx 35% built out office & balance warehouse
 - 1 Truck Dock w/leveler & 1 (10'x12') Drive In Door
 - 20' Clear Ceiling Height
 - Skylights in Warehouse Area
 - Approx 2,000 SF of bonus Mezzanine area for storage
- High Quality office buildout with upgraded finishes throughout
- High End Finishes with Perimeter Offices, Open Area, Kitchen & Lunch-room, Reception, Conference Room & Much more with many upgrades.
- Low Dupage County Taxes
- High End Pre-cast exterior construction
- Heavy Power: 120/240/480 volt 3-Phase
- Ideal location close to restaurants, shopping, hotels, transportation & labor
- Prime location with easy access to I-90, Rt 290, Rt 20 & Rt 59
- Ideal User/Investor Opportunity priced far below replacement cost
- Asking Price: \$1,400,000 (\$131.95 PSF)



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■ USER COST OF OCCUPANCY ANALYSIS

Property SF:	12,000		
Loan Amortization:	20 year		
20 year rate:	5.25%		
Purchase Price per SF:	\$83.33		
Purchase Price:	\$1,000,000		
Loan Amount (90% of Purchase Price):	\$900,000		
Initial Investment (10% of Purchase Price):	\$100,000		
User Cost of Occupancy			
	Monthly	Annual	Per S.F.
Monthly Mortgage Payments:	\$6,038.18	\$72,458.17	\$6.04
Real Estate Taxes:	\$1,800.47	\$21,605.62	\$1.80
Association Fees	\$808.00	\$9,696.00	\$0.81
Total Property Occupancy Cost:	\$8,646.65	\$103,759.79	\$8.65



■ PHOTOS

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■ PHOTOS

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TRIUMPH
2010-2011 NEW COLLECTION

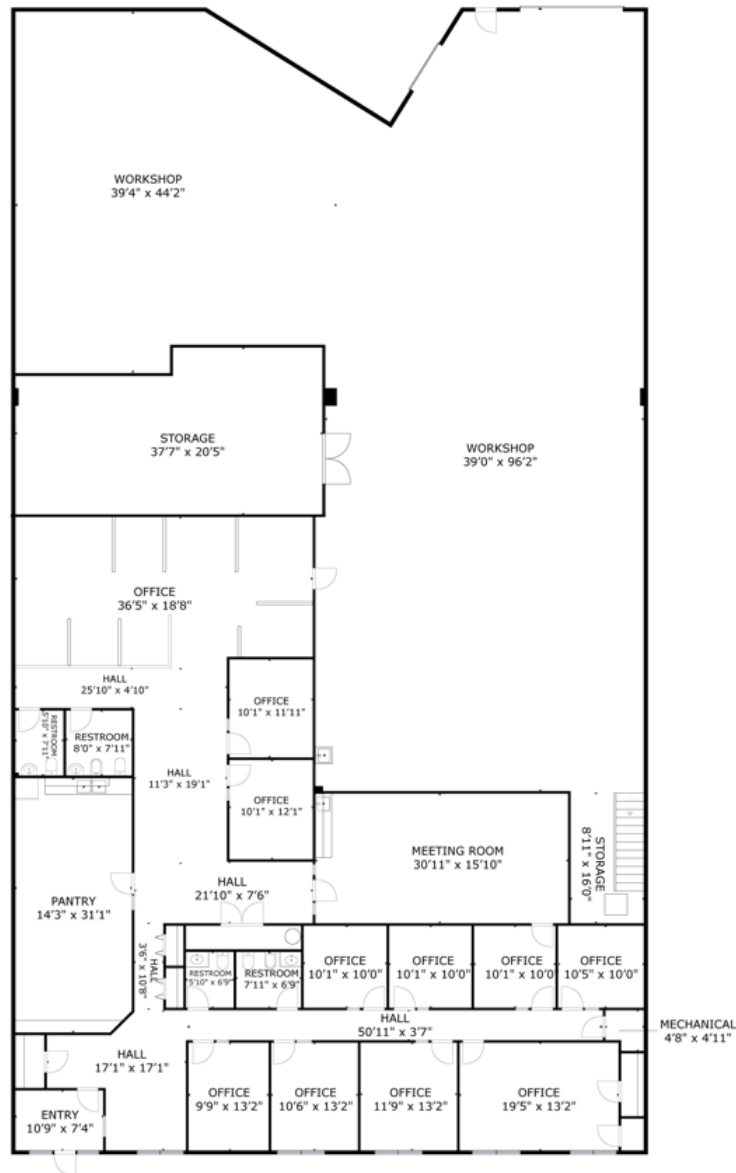
TRIUMPH
BREWSTER CREEK DYNASTY CENTER
1-800-333-3333

JOB NO. 09862 DRAWING NO. —
ORIGIN: 04-02-08 CHECKED: —

SHEET NUMBER:
SP-1

PLOT DATE: 04/20/08 DATE: 04-08-08
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■ Floor Plan (10,610 SF)



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