

# 1292 HUMBRACHT CIR, UNIT F

FOR LEASE | BARTLETT, IL

**FORTINO**  
REAL ESTATE GROUP



This well-maintained industrial condominium in Bartlett offers efficient warehouse space within a modern precast building, ideal for light industrial, service, or contractor users. The unit totals approximately 4,000 SF and features a functional layout designed to maximize usable warehouse area.

Constructed in 2005, the building offers 17'4" clear height and is fully sprinklered, providing both safety and operational flexibility. The space includes one 12'x14' drive-in door, allowing for convenient loading and equipment access. A restroom is also included within the unit for tenant use.

The property is zoned I-2, accommodating a wide range of industrial uses. Precast construction and a clean, modern design make this an attractive option for tenants seeking quality space in a well-located industrial corridor.

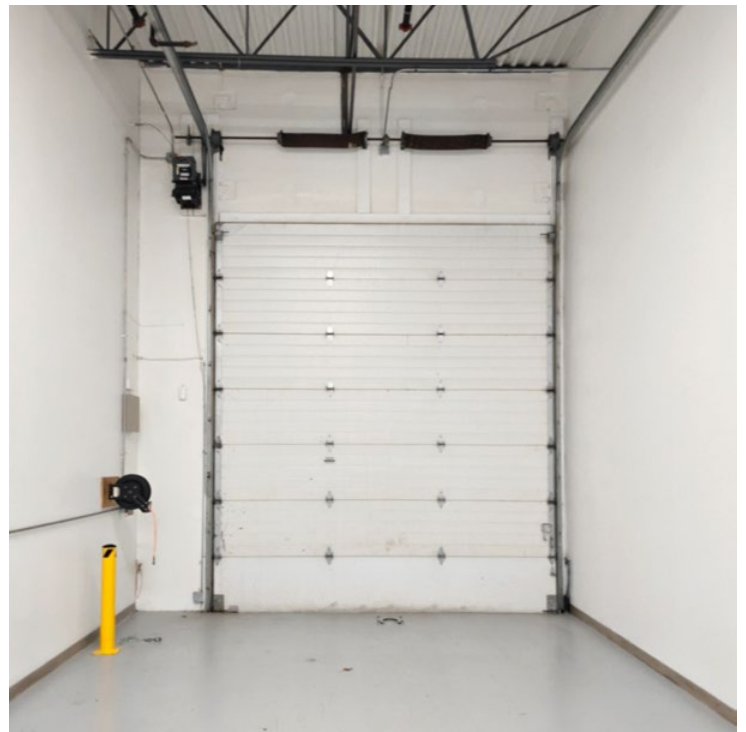
## UNIT F LEASE SUMMARY

<b>Property Type:</b>	Industrial Condo
<b>Lease Rate:</b>	\$4950 /Month (Gross)
<b>Building Size:</b>	4,000 SF
<b>Restrooms:</b>	One
<b>Zoning:</b>	I-2
<b>Sprinkler System:</b>	Fully Sprinklered
<b>Construction Type</b>	2005 Precast
<b>Roof Type / Age</b>	EPDM Roof / 2005
<b>Clear Height</b>	17'4"
<b>Drive In Doors</b>	1 DID (12' x 14')

# 1292 HUMBRACHT CIR, UNIT F

FOR LEASE | BARTLETT, IL

**FORTINO**  
REAL ESTATE GROUP



# 1292 HUMBRACHT CIR, UNIT F

FOR LEASE | BARTLETT, IL

**FORTINO**  
REAL ESTATE GROUP



# 1292 HUMBRACHT CIR, UNIT F

FOR LEASE | BARTLETT, IL

**FORTINO**  
REAL ESTATE GROUP

## LOCATION OVERVIEW

Spanning parts of Cook, DuPage, and Kane Counties, Bartlett is a suburban village located 35 miles northwest of downtown Chicago. Bartlett's industrial real estate market has been growing steadily, supported by strategic planning, available land, and good transportation access. Its industrial parks like Brewster Creek and Blue Heron are drawing manufacturers, distributors, and logistics firms to the area.

Home to more than 75 businesses housed in 48 buildings comprising over 5.2 million square feet, the modern Brewster Creek business park includes Fortune 500 companies like ITW and McKesson along with mom-and-pop businesses. Nearby developments include a new 149,100-square-foot industrial facility by Mapletree Investments currently under construction, with completion expected in summer 2026.

Demographically, the community is relatively affluent, diverse, and connected to both local job centers and regional employment networks, making Bartlett a compelling location for both businesses and professionals. Bartlett also benefits from a Metra station along the Milwaukee District West Line, providing direct commuter rail service to downtown Chicago and surrounding suburbs.

## 2-MILE DEMOGRAPHICS



**14,959**

2024 Population



**43**

Median Age



**\$131,623**

Average Household Income



**\$321,806**

Median Home Value



**8,041**

Employees

# 1292 HUMBRACHT CIR, UNIT F

FOR LEASE | BARTLETT, IL

**FORTINO**  
REAL ESTATE GROUP



## LOCATION HIGHLIGHTS



Route 59  
1 Mile West



Lake Street  
2 Miles South



Interstate 90  
6 Miles North



Interstate 290  
7 Miles Southeast



O'Hare Int'l Airport  
25 Miles East

# 1292 HUMBRACHT CIR, UNIT F

FOR LEASE | BARTLETT, IL

**FORTINO**  
REAL ESTATE GROUP



INDUSTRIAL CONDO • PRECAST CONSTRUCTION WAREHOUSE SPACE FOR LEASE

## LEAD INVESTMENT ADVISORS

### ADAM FORTINO

KW Commercial

C: (630) 546-4276

E: Adam@FortinoCRE.com

### CONNER STEJSKAL

KW Commercial

C: (630) 699-5667

E: Conner@FortinoCRE.com