



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

\$1,450,000



Sale Price: \$1,450,000 (\$136.67 PSF)

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

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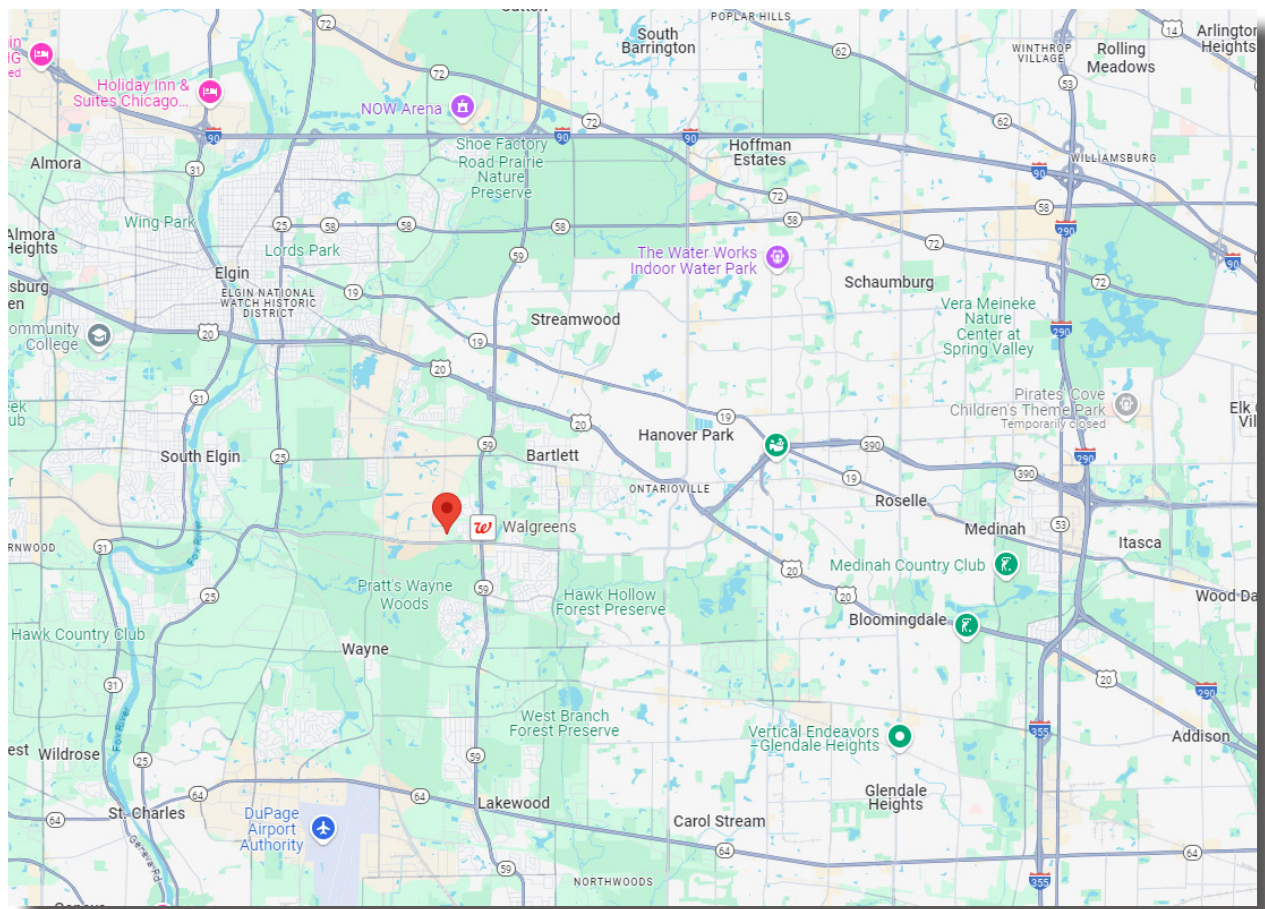
Prepared by:





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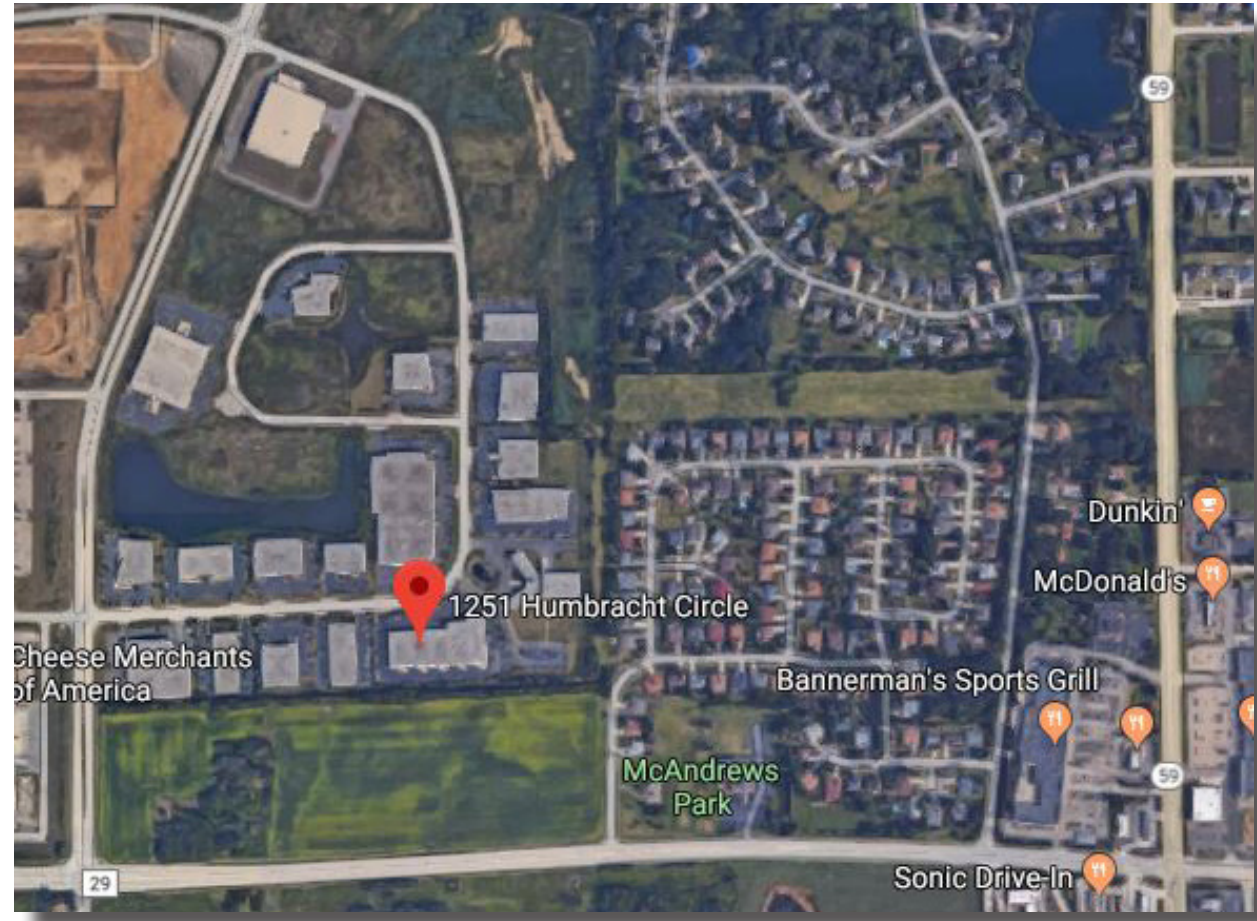
AREA MAPS





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• AERIAL MAPS



■ 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:	
2023 REAL ESTATE TAXES:	\$21,731.74 (\$2.05 PSF) Low Kane County Taxes
2023 OPERATING EXPENSES:	\$9,696 (\$0.91 PSF) Condo Association Fees

Sales Price: \$1,450,000 (\$136.67 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 Kane 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: \$1,450,000 (\$136.67 PSF)



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■ USER COST OF OCCUPANCY ANALYSIS

Property SF:	10,610
Loan Amortization:	20 year
20 year rate:	5.25%
Purchase Price per SF:	\$136.66
Purchase Price:	\$1,450,000
Loan Amount (90% of Purchase Price):	\$1,305,000
Initial Investment (10% of Purchase Price):	\$145,000

User Cost of Occupancy

	Monthly	Annual	Per S.F.
Monthly Mortgage Payments:	\$8,755.36	\$105,064.34	\$9.90
Real Estate Taxes:	\$1,800.47	\$21,605.62	\$2.04
Association Fees	\$808.00	\$9,696.00	\$0.91
<i>Total Property Occupancy Cost:</i>	<i>\$11,363.83</i>	<i>\$136,365.96</i>	<i>\$12.85</i>



PHOTOS

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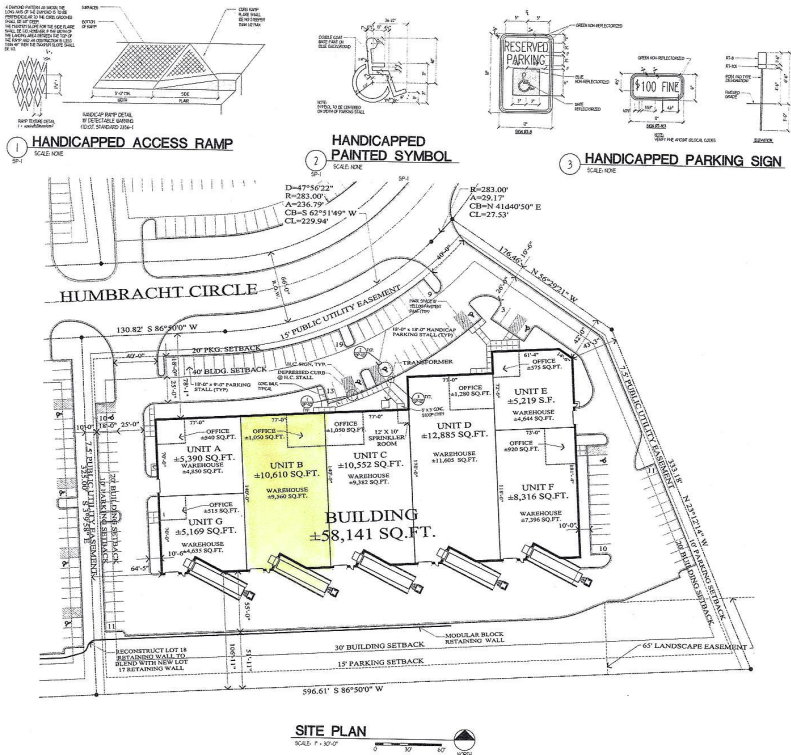


■ PHOTOS

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■ Site Plan



arete 3 llc
design group
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SUITE 100
BARTLETT, IL 60010
TEL: 630.381.1100
WWW.ARETE3.COM

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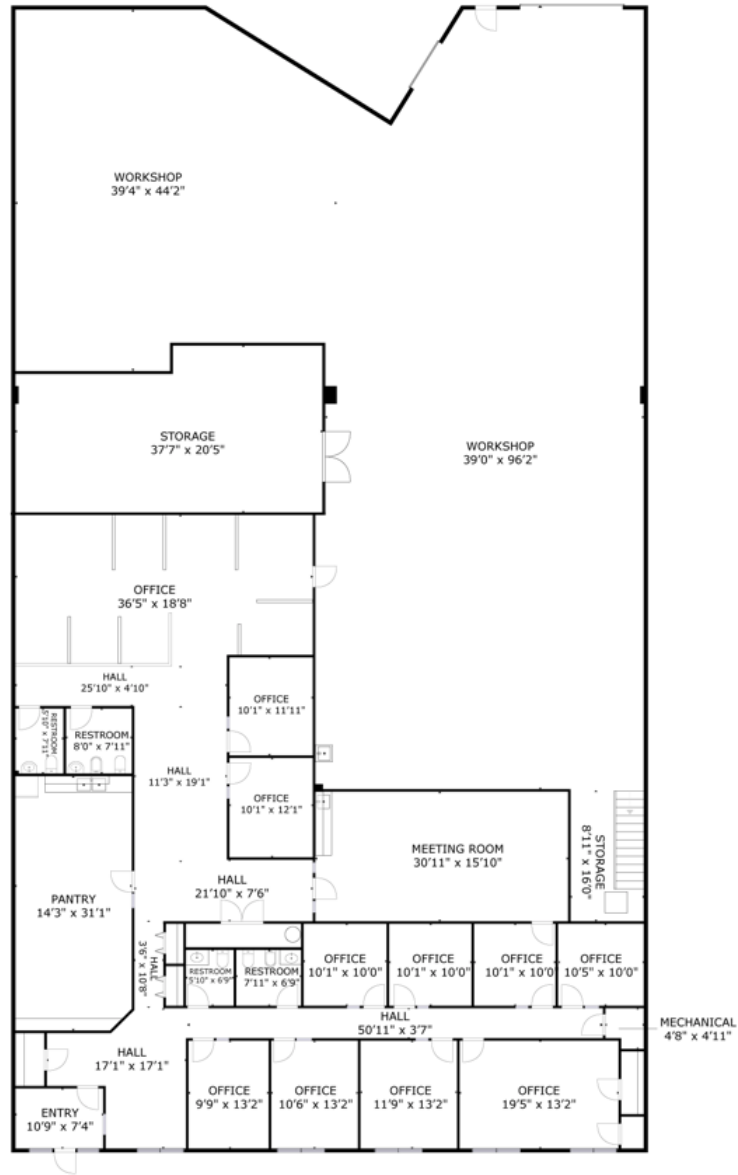
SITE PLAN

DATE: 08/14/18
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
SCALE: AS SHOWN
PROJECT: 1251 HUMBRECHT CIRCLE SUITE B BARTLETT, IL
SHEET NUMBER: SP-1
OF 10 SHEETS (SEE OTHER SHEETS FOR FULL SITE PLAN)



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■ Floor Plan (10,610 SF)



- 10,610 SF Office/Warehouse Condo Unit For Sale
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