

50,700 SF NET-LEASE INVESTMENT FOR SALE



1250 HARDT CIRCLE
BARTLETT, IL 60103



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John Sharpe, SIOR, CCIM, LEED-AP
Principal
jsharpe@lee-associates.com
D 847.224.6296

Rick Anesi
Senior Vice President
ranesi@lee-associates.com
D 773.355.3043

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BUILDING SPECIFICATIONS:

BUILDING SIZE:	±50,700 SF
OFFICE:	4,600 SF
SITE SIZE:	8.10 acres
BAY SIZE:	50' x 61' & 50' x 50'
CLEAR HEIGHT:	±34'
LOADING:	› 4 docks › 1 drive-in doors
SPRINKLER:	Wet system
PARKING:	±86 spaces
POWER:	2,000 amps @ 480 volts
REAL ESTATE TAXES:	TBD (2025 Est. \$2.75 / SF)
ASKING PRICE:	Subject to offer
COMMENTS:	› Net lease to be agreed and signed with Buyer for 10,12 or 15 years. › DuPage County › New Construction › Net-leased modern industrial facility to Packaging By Design. Packaging by Design designed and built this facility for their corporate headquarters. Packaging By Design develops and manufactures flexographic printing services. For additional information visit their webpage at: packaging-by-design.com › First class office finish › Warehouse / production area is meticulously maintained and full A/C. › Call for additional details

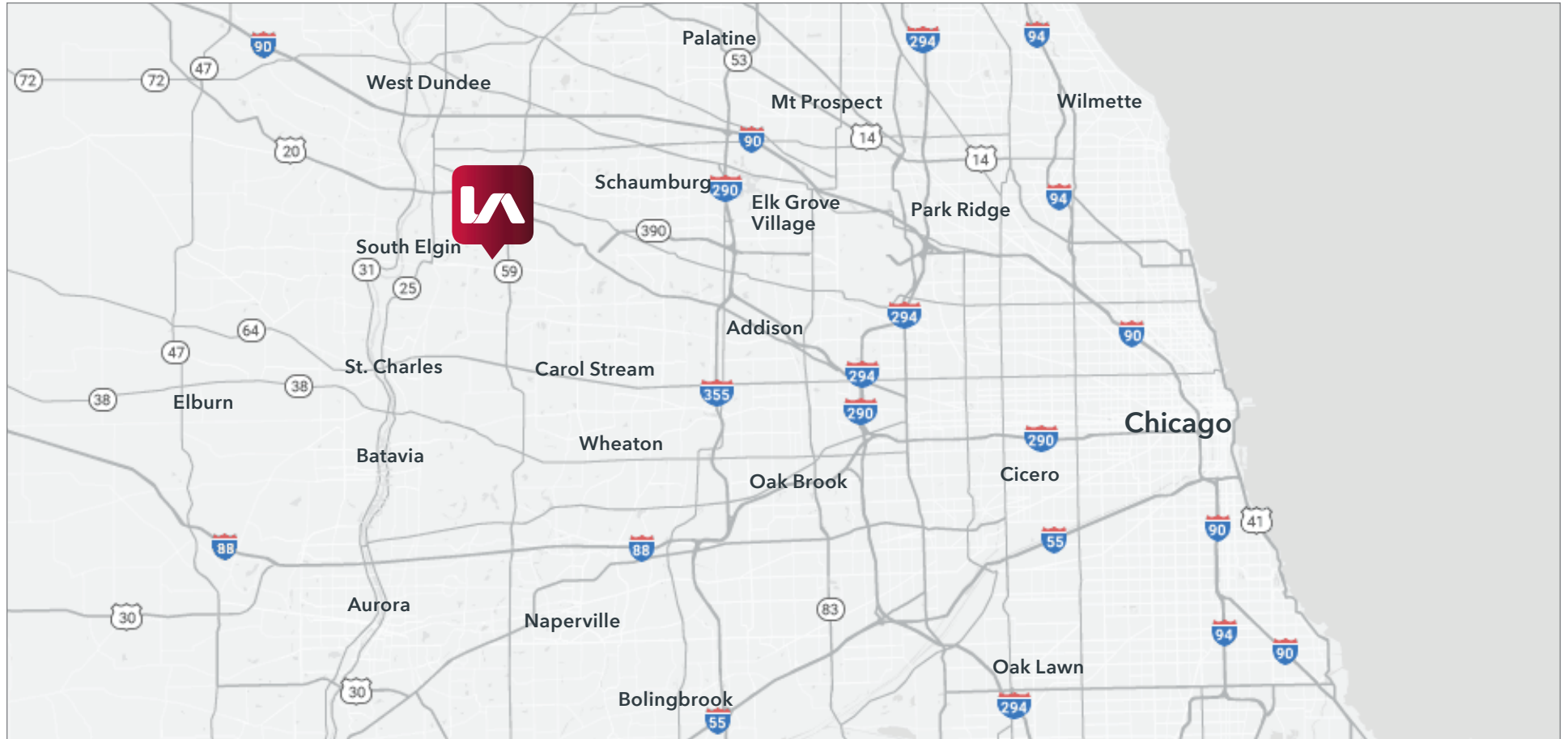




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