

436,500 SF AVAILABLE (DIVISIBLE)



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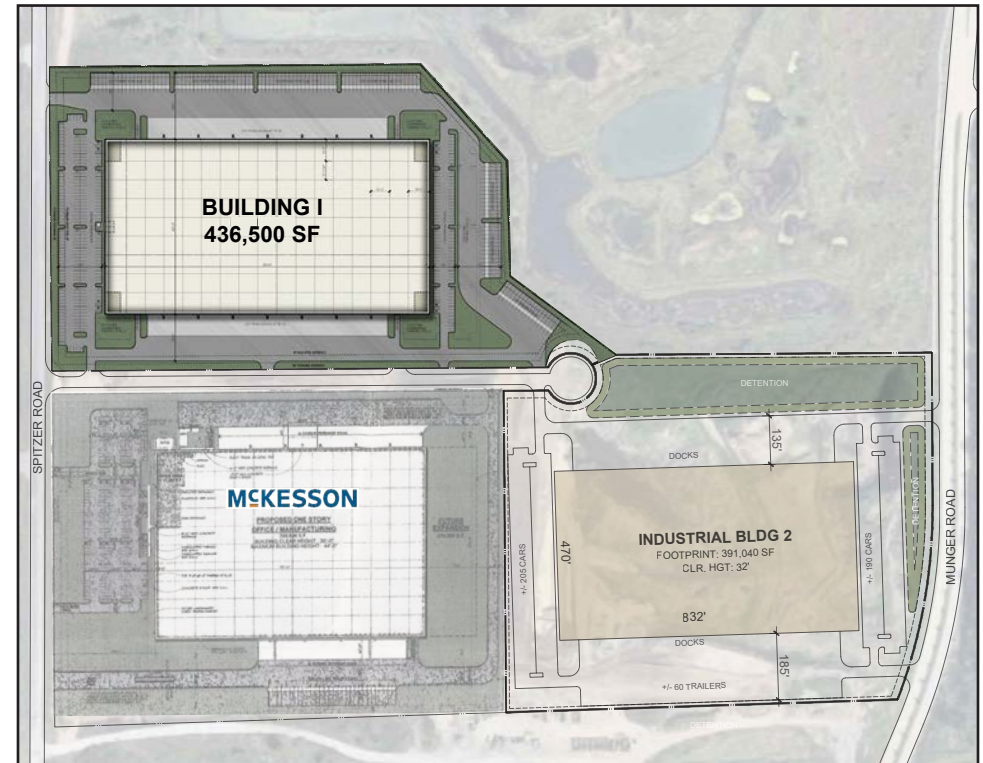
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

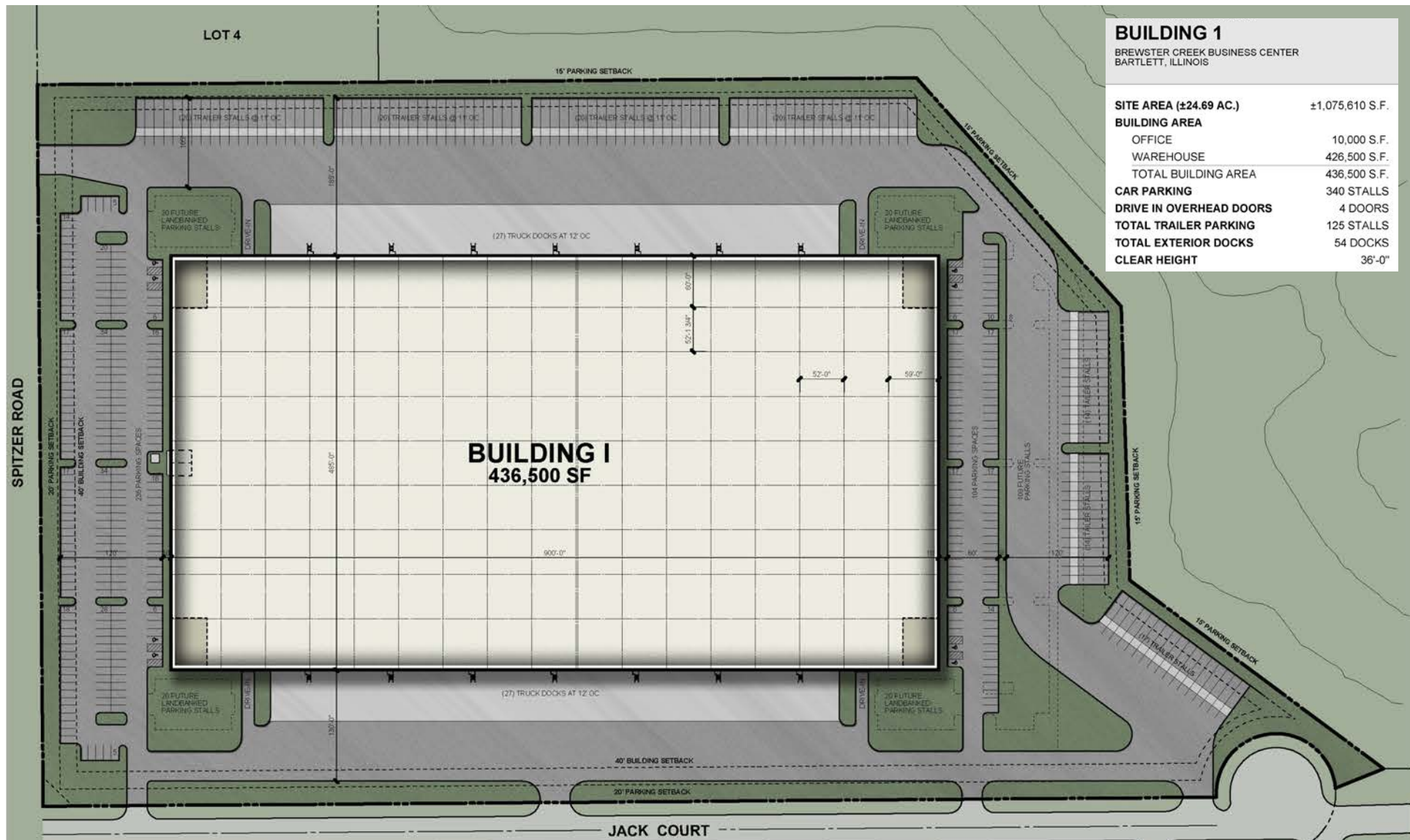
BUILDING 1 SPECIFICATIONS:

BUILDING SIZE:	436,500 SF (Divisible to 100,000 SF)
OFFICE:	To Suit
BAY SIZE:	52' x 52'
CLEAR HEIGHT:	36'
LOADING:	54 Docks (Crossdock)
SPRINKLER:	ESFR
AUTOMOBILE PARKING:	340 Spaces
TRAILER PARKING:	125 Stalls
POWER:	To Suit
CAM:	\$0.30 PSF
INSURANCE:	\$0.10 PSF
REAL ESTATE TAXES:	\$1.58 PSF (Est. 2021)
POSSESSION DATE:	July 1, 2021
LEASE RATE:	Subject to Offer



PARK HIGHLIGHTS

- ◇ 670 Acre Business Park
- ◇ Major tenants include ITW, Greco & Sons, Auto Truck Group, Rana, Creative Werks & Cheese Merchants of America
- ◇ 6.5 miles to IL-390 (Elgin-O'Hare Expressway) via Stearns Road
- ◇ 8 miles to I-90 via Route 59
- ◇ 10 miles to I-88 via Route 59



BUILDING 1

BREWSTER CREEK BUSINESS CENTER
BARTLETT, ILLINOIS

SITE AREA (±24.69 AC.)	±1,075,610 S.F.
BUILDING AREA	
OFFICE	10,000 S.F.
WAREHOUSE	426,500 S.F.
TOTAL BUILDING AREA	436,500 S.F.
CAR PARKING	340 STALLS
DRIVE IN OVERHEAD DOORS	4 DOORS
TOTAL TRAILER PARKING	125 STALLS
TOTAL EXTERIOR DOCKS	54 DOCKS
CLEAR HEIGHT	36'-0"

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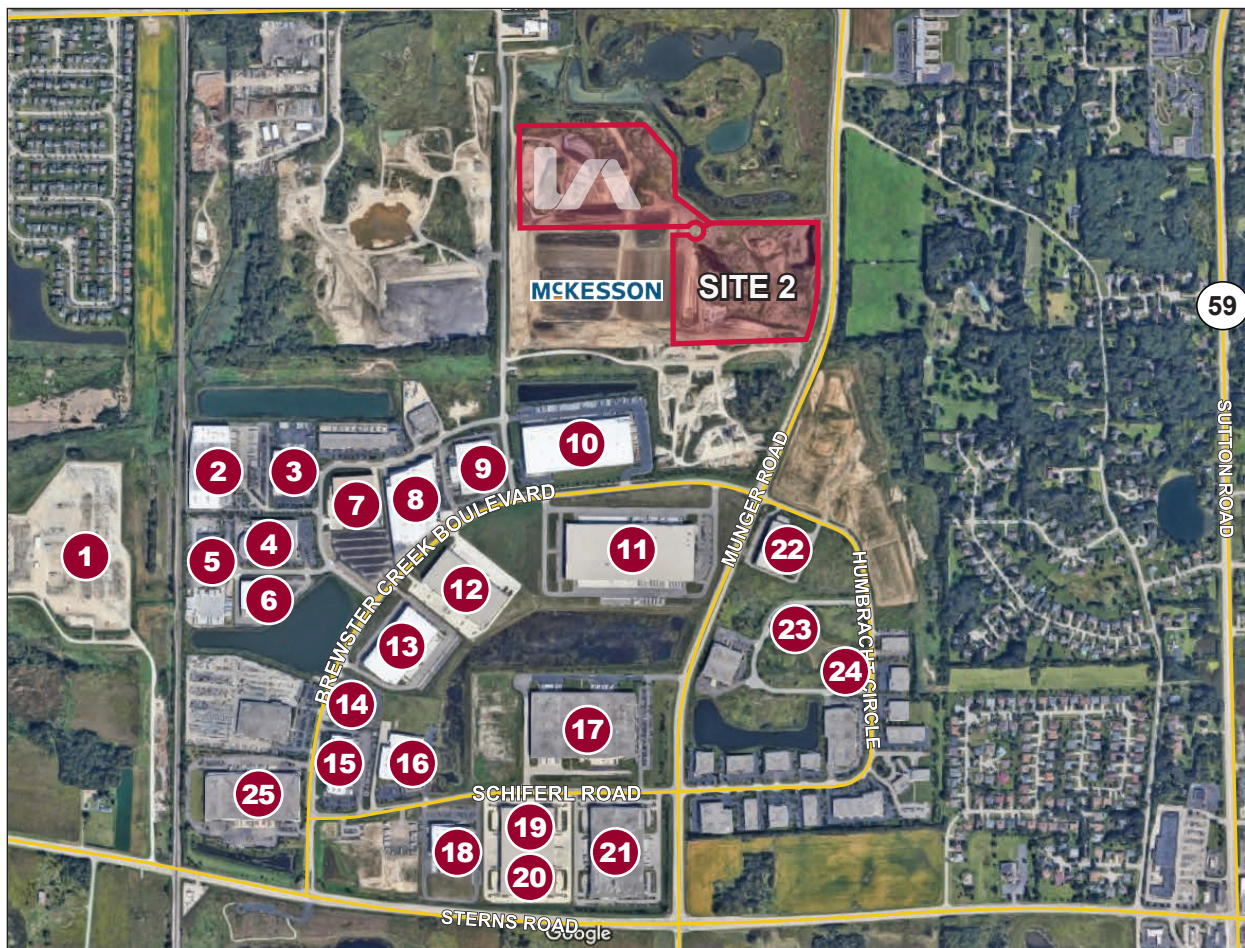
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BREWSTER CREEK TENANTS

- | | |
|-------------------------------------|-------------------------------------|
| 1 ComEd | 14 Mid America Water Treatment Inc. |
| 2 Greco and Sons | 15 Get Fresh Produce |
| 3 Rana | 16 S&D Products |
| 4 Midwest Molding, Inc. | 17 Creative Werks |
| 5 Worldwide Express, Inc. | 18 Matrix Industrial Automation |
| 6 BBS Automation | 19 Winhere Brake Parts Inc. |
| 7 Ace Relocation Systems | 20 Brolite |
| 8 Rana | 21 Cheese Merchants |
| 9 Rana | 22 Access Information |
| 10 Axis Warehouse | 23 IPR Incorporated |
| 11 Animal Supply Co. | 24 Herrmann Ultrasonics |
| 12 Clarke Packing & Crating Company | 25 ITW |
| 13 Axiom Plastics | |

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