



MODERN I-2 INDUSTRIAL WITH SECURED OUTDOOR STORAGE

1530 Hecht Drive, Bartlett, IL • Brewster Creek Business Park

OFFERING MEMORANDUM | FOR LEASE

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0.33 Acres of
Outdoor Storage

13,900 VPD

NEW CONSTRUCTION
SINGLE-FAMILY TOWNHOMES

BARTLETT RD

COLONY DISPLAY

DELTA FREIGHT
SYSTEM PARKING

IPC INTERNATIONAL
PACKING AND CRATING

SUBJECT PROPERTY

MCKESSON

BREWSTER CREEK BUSINESS PARK

GRECO & SONS
ITW BARTLETT
RANA MEAL SOLUTIONS
AXIUM PLASTICS
MIDWEST MOLDING
BBS AUTOMATION CHICAGO, INC.
GET FRESH PRODUCE
MATRIX DESIGN
CHEESE MERCHANTS OF AMERICA
CREATIVE WERKS

ComEd
SUBSTATION

MUNGER RD

Walgreens 
Orangetheory®
 SHERWIN
WILLIAMS

Wendy's 
bp 

21,200 VPD

STEARNS RD

OLYMPIC STEEL

PLATINUM
CONVERTING

 

10,700 VPD

  **KFC** OBERWEIS

PROPERTY OVERVIEW

This well-maintained industrial building in Bartlett offers **functional warehouse space with secured outdoor storage in an established I-2 industrial corridor**. The available unit totals approximately 8,300 SF within a two-unit building situated on a 0.95-acre site and includes approximately 1,000 SF of office space.

The warehouse features 17'4" clear height, one 14'x12' drive-in door, full sprinkler coverage, and durable precast construction. The building is topped with an EPDM roof and was constructed in 2009, offering modern industrial specifications suitable for a wide range of users.

The property includes a fenced concrete yard with gated access totaling approximately 0.33 acres, providing valuable outdoor storage or equipment staging capability. Zoning is I-2, allowing for a variety of industrial uses that benefit from both indoor and outdoor operational space.

PROPERTY DETAILS

Property Address	1530 Hecht Dr, Bartlett, IL 60103
Property Type	Industrial Warehouse With Yard
Listing price	Subject To Offer
Building Size	8,300 SF
Warehouse Size	8,300 SF
Office Size	1,000 SF
Restrooms	(2) Restrooms
Yard Amenities	Fenced Concrete Yard w/ Gated Access
Lot Size	0.95 Acres (0.33 Acres Outdoor Storage)
Year Built	2009
Zoning	I-2
Power	400 Amp @ 480V 3 Phase
HVAC	RTU, Overhead Heater
Sprinkler System	Fully Sprinkled
Construction Type	Precast
Roof Type / Age	EPDM Roof / 2009
Clear Height	17'4"
Drive In Doors	1 DID (12' x 14')



Route 59
~2 Mile West



Interstate 90
~6 Miles North



Interstate 290
~7 Miles Southeast



O'Hare Int'l Airport
~25 Miles East





LOCATION OVERVIEW

BARTLETT, ILLINOIS

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, supported by a stable workforce and strategic transportation access especially to Chicago, O'Hare, and major highways.

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. Nearby highway access includes I-90, which is located a few miles north and provides fast connection to Chicago and O'Hare International Airport. Bartlett also benefits from a Metra station along the Milwaukee District West Line, providing direct commuter rail service to downtown Chicago and surrounding suburbs.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

	2 miles	5 miles
2024 Population	14,959	194,279
2024 Households	5,035	64,619
Avg Household Size	2.90	2.90
Median Home Value	\$321,806	\$256,014
Avg Household Income	\$131,623	\$109,249
Median Age	43.00	39.10



Education

	2 miles	5 miles
Some High School, No Diploma	742	20,281
High School Graduate	2,424	33,475
Some College, No Degree	2,649	36,557
Associate Degree	601	9,518
Bachelor's Degree	3,070	27,968
Advanced Degree	1,613	14,084



Employment

	2 miles	5 miles
Civilian Employed	8,041	104,859
Civilian Unemployed	198	3,839
Civilian Non-Labor Force	4,003	47,578



2-MILE POPULATION:
14,959



MEDIAN AGE
43 YEARS



AVERAGE HOUSEHOLD INCOME
\$131,623

FORTINO

REAL ESTATE GROUP

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