

**108,163 SF
FOR LEASE**



1365-1395 BREWSTER CREEK DRIVE
BARTLETT | ILLINOIS (DUPAGE COUNTY)

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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.

AVAILABLE FOR LEASE

1365-1395 BREWSTER CREEK DRIVE
BARTLETT | ILLINOIS

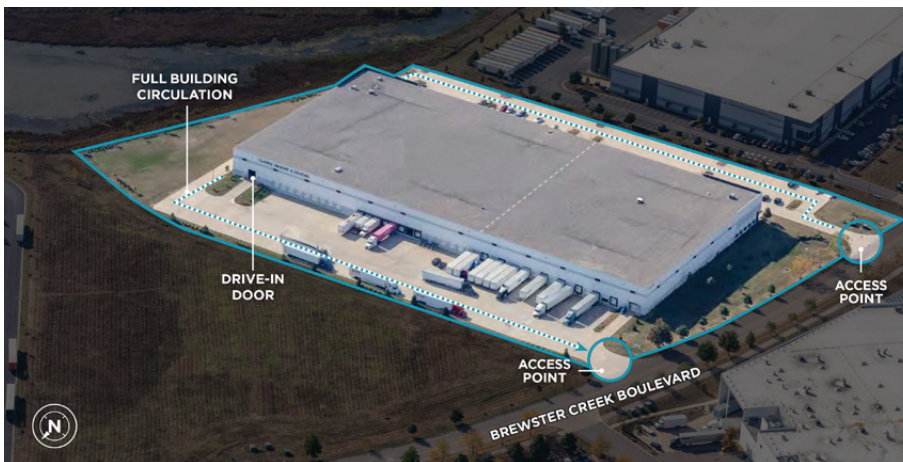


BUILDING SPECIFICATIONS

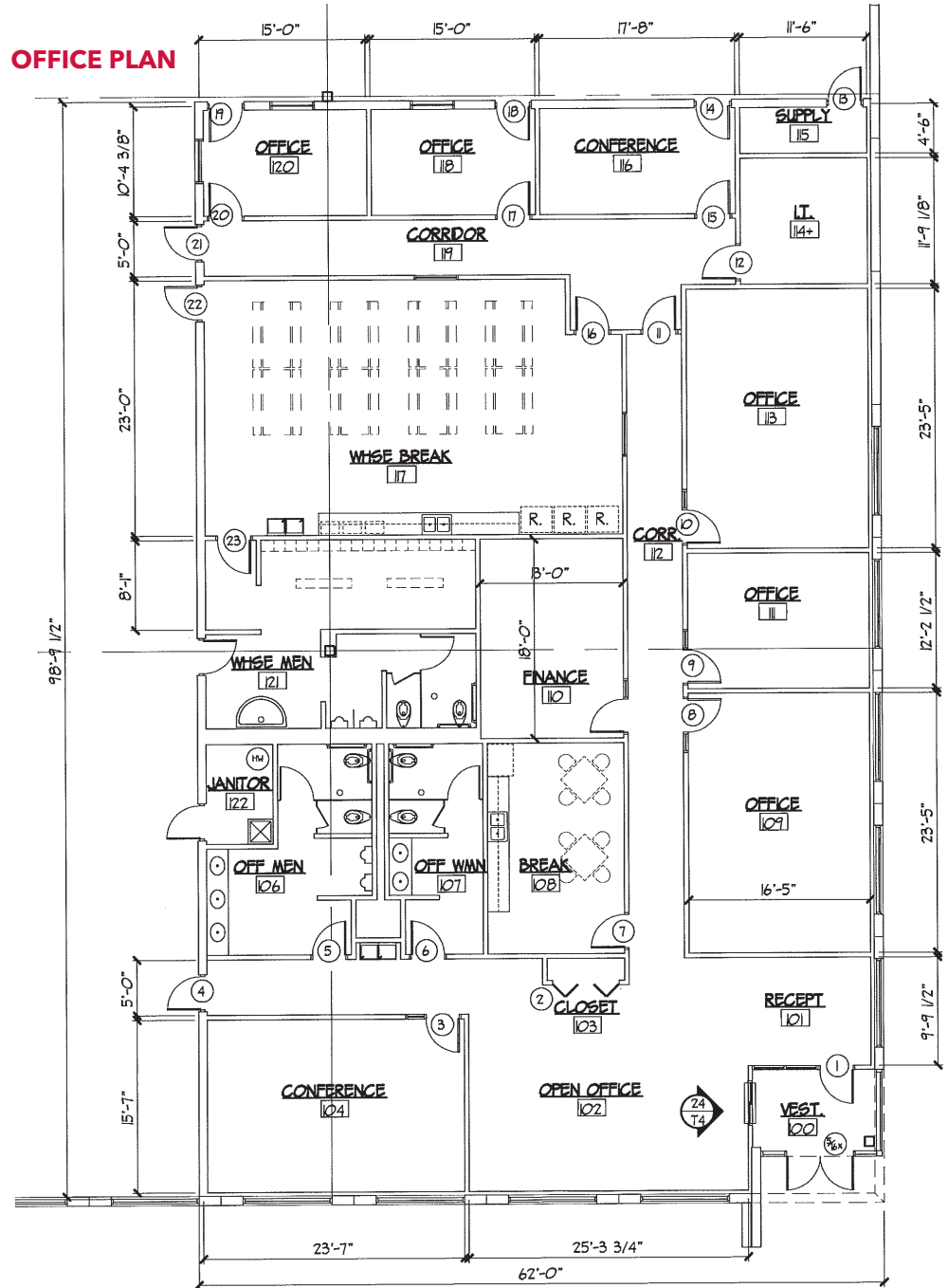
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|------------------------------|--|
| BUILDING SIZE: | 186,000 SF |
| AVAILABLE: | 108,163 SF (Suite 100) |
| OFFICE: | ±6,500 SF |
| SITE SIZE: | 10.5 acres |
| BAY SIZE: | 50' x 50' (typical) |
| CLEAR HEIGHT: | 32' |
| LOADING: | 16 exterior docks (expandable) / 1 drive-in door |
| YEAR BUILT: | 2018 |
| SPRINKLER: | ESFR |
| PARKING: | ±130 spaces |
| POSSESSION: | 2/1/2027 |
| EST. EXPENSES (2026): | Taxes: \$1.72 PSF CAM: \$0.47 PSF Insurance: \$0.09 PSF PM Fee: \$0.25 PSF Total: \$2.53 PSF |

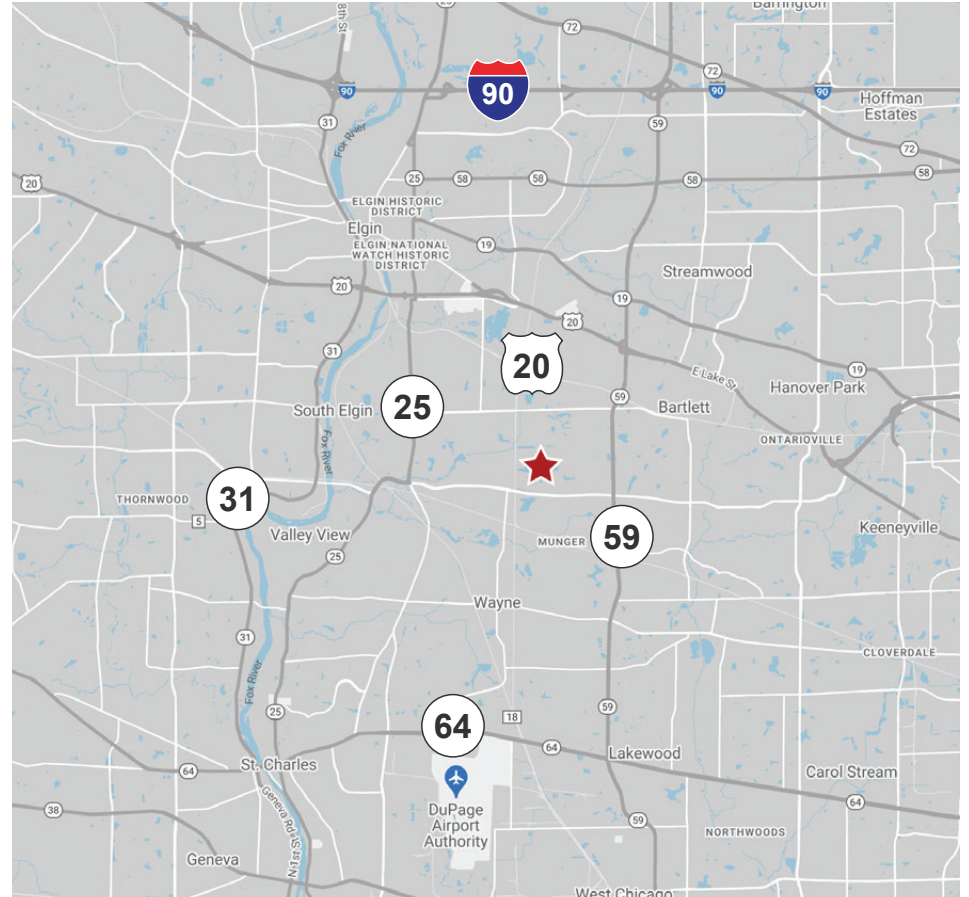
COMMENTS:

- › Potential to add 22 trailer parking spots
- › Nearby corporate neighbors:
 - Animal Supply Co.
 - Axis Warehouse
 - Axium Packaging
 - Cheese Merchant
 - Creative Werks
 - Get Fresh
 - Greco & Sons
 - RANA



OFFICE PLAN





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