

1301-1307 Schiferl Rd. | Bartlett, IL

- (NWC of Stearns and Munger Rd.)
- Brewster Creek Business Park
- 170,418 SF (Divisible)
- New Construction!



Available:	170,418 SF - Divisible
Construction:	Pre-Cast
Office Area:	To Suit
Ceiling Height	30' clear
Truck Loading:	18 exterior docks (expandable) with 30,000 lb. levelers <ul style="list-style-type: none"> ▪ 2 drive-in doors
Bay Size:	46' x 48' typical; 60' staging bay
HVAC:	Roof-mounted units
Power:	To Suit – 1600 amps
Sprinklers:	ESFR system
Lighting:	Metal halide
Parking:	205 cars (expandable)
Land Area:	15.81 acres
Real Estate Taxes:	Estimated at \$1.00/SF upon full assessment
CAM:	Estimated at \$0.30/SF
Price:	Lease: Negotiable
Comments:	<ul style="list-style-type: none"> ▪ Located 5 miles south of I-90, 4 miles from the Elgin-O'Hare Expwy and 4 miles north of North Ave (Route 64) ▪ Trailer parking available ▪ Stearns Road visibility ▪ Low DuPage County taxes

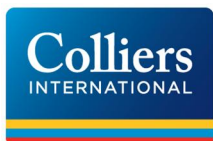
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No warranty or representation is made to the accuracy of the foregoing information.



Developed by:

