



FOR SALE

High-Quality Commercial Investment Properties

Brewster Creek Business Park

1291 Humbracht Circle, Bartlett, IL

The property is a 50,080 sq.ft. single-story distribution center consisting of finished office space as well as warehouse facilities with 24-foot ceilings. Parking for 66 vehicles is located at the front and side of the building and the site is attractively landscaped. Quality construction, excellent location and a very attractive investment!

Location: The property is ideally located within the dynamic Brewster Creek Business Park at Sterns and Munger Roads, 1 mile west of Route 59 in Bartlett, IL. Access is one of the park's key



features with Elgin-O'Hare three miles to the east; I-90 five miles to the north; I-290 ten miles to the east and I-355/Rt. 53 via the Elgin-O'Hare.

Lot Size: 2.85 acre corner lot with 325 feet of frontage on the east side of Munger Road and 374 feet of frontage on the south side of Humbracht Circle

Construction: Brick over masonry block and steel frame

Age: Built in 2003 | **Zoning:** Industrial Business Park

Roof: Flat, insulated metal roof with rubber membrane and gravel covering

Dock: 2 dock-high doors with leveler & 2 ground-high doors

Lease: The entire building is leased to MacLean-Fogg Company thru February 2011 on a net basis with 3% annual increases. In addition, there are three 5-year options which also include 3% annual increases.

Arlington Business Center

3350 Salt Creek Lane, Arlington Heights, IL

Arlington Business Center is a 40,172 multi-tenant office building. Units consist of office areas and storage space with 12 foot ceilings. All leases are on a net basis with tenants paying their proportionate share of real estate tax and CAM, as well as interior maintenance and replacements. The property is 95% occupied, anchored by Northwest Community Hospital.

Location: Arlington Business Center is located within Arlington Park International Racetrack Grounds in northwest suburban Arlington Heights, just east of Rt. 53 and just north of I-90

Lot Size: 3.88 acre lot with 650 feet of frontage on Salt Creek Lane

Construction: Brick over masonry block and steel frame

Age: Built in 1985 | **Zoning:** B-3

Roof: Asphalt, built-up w/ gravel surface over 3" insulation over steel deck (original and well-maintained)

Docking: 14 overhead doors approx. 8' x 8'



Schaumburg Centex Industrial Park

1020 Lunt Avenue, Schaumburg, IL

Property is a modern industrial building containing seven (7) individual units for a combined total of 16,100 sq.ft and 100% occupancy.

Units range in size from 2,300 to 4,600 sq.ft. and have individual restrooms and shop sinks. There is also a 200 sq.ft. office area with separate HVAC unit.

Location: This attractive well-maintained industrial building is located in the Schaumburg Centex Industrial Park, one block north of the Elgin/O'Hare Expressway, allowing easy access to and from Route 53 and I-355.

Lot Size: 140' x 220'

Construction: Face brick exterior and tinted Thermo pane windows

Age: Built in 1980 | **Zoning:** Industrial Business Park

Roof: Asphalt and gravel covering

Docking: Warehouse with service door and 10' x 10' overhead



DK Realty Partners LLC's Managing Members are Paul G. Demik and David M. Kaufman, CCIM. Only the Managing Members of DK Realty Partners can bind DK Realty Partners to any agreement. The above property information is subject to verification by reader and no liability for errors and/or omissions is assumed. Price is subject to change and/or listing withdrawn without notice.



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Thinking of selling your real estate? Call to find out which of our sales approaches will be best for your property.

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1020 Lunt Avenue, Schaumburg, IL



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Three High-Quality Commercial Investment Properties



DK REALTY PARTNERS, LLC

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Schaumburg, IL 60173

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