



LOGISTICS[®]
PROPERTY
CO

BREWSTER CREEK LOGISTICS PARK

1560 & 1590 West Stearns Road, Bartlett, IL 60103



NEW DEVELOPMENT - UP TO 414,000 SF

PROPERTY HIGHLIGHTS:

- Delivery Early 2020
- Located at the entrance of Brewster Creek Business Park
- Modern manufacturing/distribution facilities
- Lower DuPage County property taxes
- Close proximity to Illinois Route 390 (Elgin/O'Hare Expressway)
- On-site trailer parking
- Highly skilled labor force
- Located at the 4-way intersection of Stearns Road & Munger Road
- Close to restaurants, childcare, and healthcare facilities

SPECIFICATIONS:

	1590 West Stearns Road	1560 West Stearns Road
Total building size:	207,000 sf	207,000 sf
Office space:	To suit	To suit
Ceiling height:	32' clear	32' clear
Typical bay size:	52' x 48'	52' x 48'
Loading:	28 exterior docks 2 drive-in doors	28 exterior docks 2 drive-in doors
Car parking:	234 spaces	234 spaces
Trailer parking:	53 stalls	60 stalls
Lease rate:	Subject to offer	Subject to offer



**Newmark
Knight Frank**

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LOCATION ACCESS



IL-390 via IL-20/Lake Street
6.7 miles



I-90 via IL-59
6.8 miles



I-88 via IL-59
12.7 miles



I-355 via IL-64/North Avenue
13.5 miles



O'Hare International Airport
18.1 miles



Downtown Chicago
36.8 miles



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