



**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# BREWSTER CREEK LOGISTICS PARK

1560 & 1590 West Stearns Road, Bartlett, IL 60103



PLAY VIDEO

## NEW DEVELOPMENT - UP TO 289,027 SF

### PROPERTY HIGHLIGHTS:

- 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 four-way intersection of Stearns Road & Munger Road
- Close to restaurants, childcare, and healthcare facilities

### SPECIFICATIONS:

	<b>1590 West Stearns Road</b>	<b>1560 West Stearns Road</b>
<b>Total building size:</b>	207,575 sf	207,575 sf
<b>Total available size:</b>	81,452 sf remaining	207,575 sf
<b>Ceiling height:</b>	32' clear	32' clear
<b>Typical bay size:</b>	52' x 48'	52' x 48'
<b>Loading:</b>	9 exterior docks (expandable to 13) 1 drive-in door	28 exterior docks (expandable to 36) 2 drive-in doors
<b>Car parking:</b>	83 spaces	246 spaces
<b>Trailer parking:</b>	36 stalls	60 stalls
<b>Lease rate:</b>	Subject to offer	Subject to offer



**Newmark Knight Frank**  
8750 West Bryn Mawr Avenue  
Suite 350  
Chicago, IL 60631  
+1 773 957 1400  
ngkf.com

**Adam Marshall, SIOR, CCIM**

+1 773 957 1428 • amarshall@ngkf.com

**Mark Deady, CCIM**

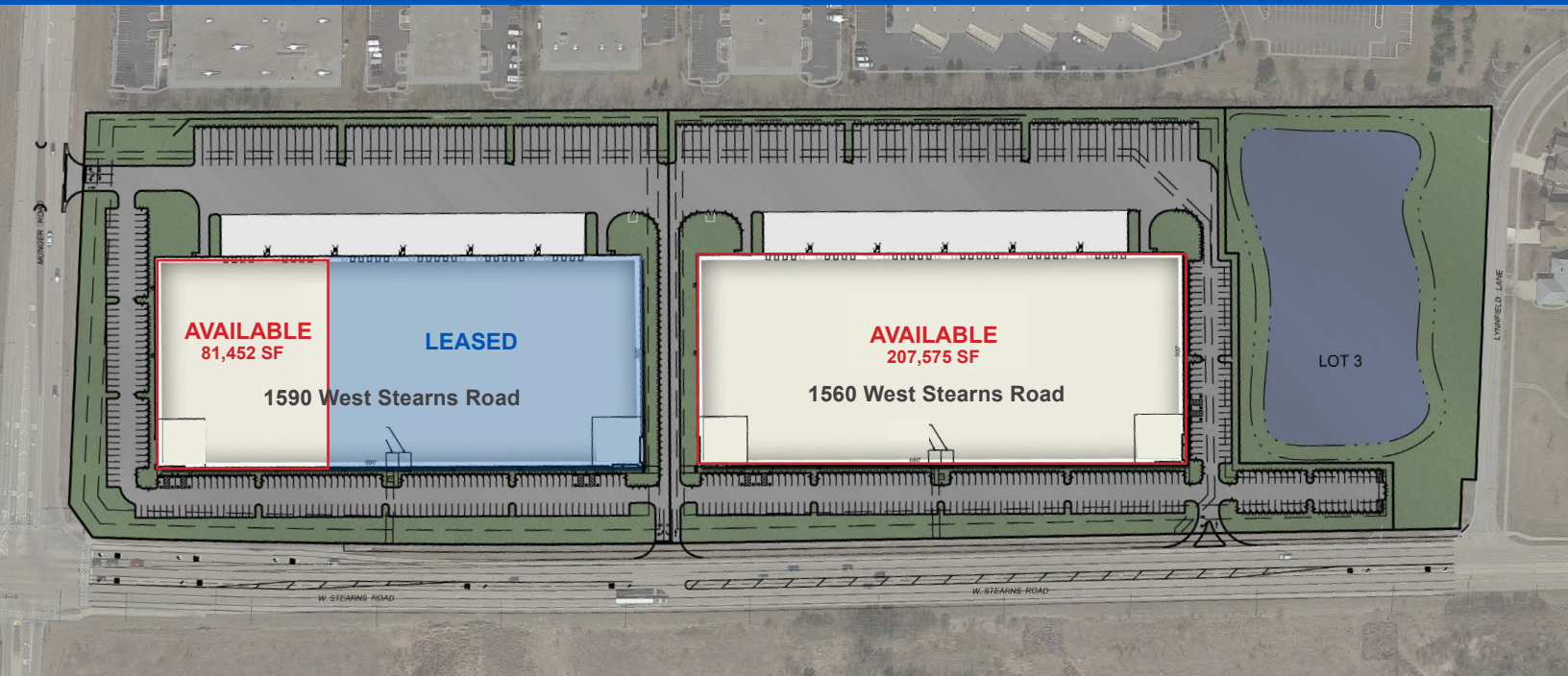
+1 773 957 1443 • mdeady@ngkf.com



**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# BREWSTER CREEK LOGISTICS PARK

1560 & 1590 West Stearns Road, Bartlett, IL 60103



## 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



**Newmark  
Knight Frank**

**Newmark Knight Frank**  
8750 West Bryn Mawr Avenue  
Suite 350  
Chicago, IL 60631  
+1 773 957 1400  
ngkf.com

**Adam Marshall, SIOR, CCIM**

+1 773 957 1428 • amarshall@ngkf.com

**Mark Deady, CCIM**

+1 773 957 1443 • mdeady@ngkf.com