

1230-1236 HARDT CIRCLE

Bartlett, IL 60103

Industrial For Lease

15,020-30,040 SF



Leasing Information:
312.345.8780

Brett Ratay
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Matthew Hickey
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Lincoln

120 North LaSalle Street
Suite 2900
Chicago, IL 60602

www.lpc.com

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15,020-30,040 SF



Property Highlights

- 24' ceiling height
- Approximately 42' x 38' column spacing
- 1.62/1,000 parking ratio
- Direct access to Route 59
- Approximately 2,000 SF office space
- Two docks, one drive in-door per unit
- 400 amp power
- Institutionally owned and professionally managed
- 2026 pass through estimates:
Real Estate Taxes \$2.32
CAM \$1.64
Insurance \$0.23

Availabilities

SF

Lease Rate

Date Available

Suite 1232

15,020 SF

Negotiable

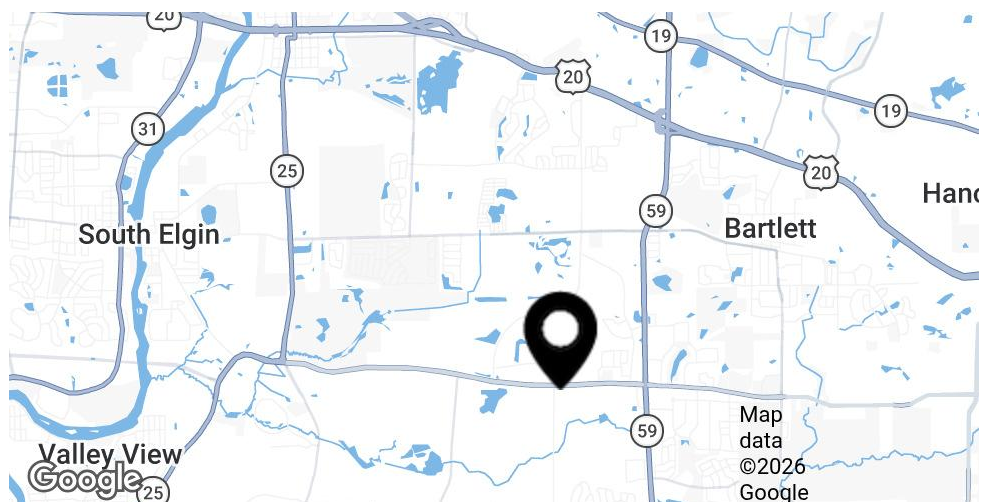
January 2027

Suite 1236

15,020 SF

Negotiable

August 2027



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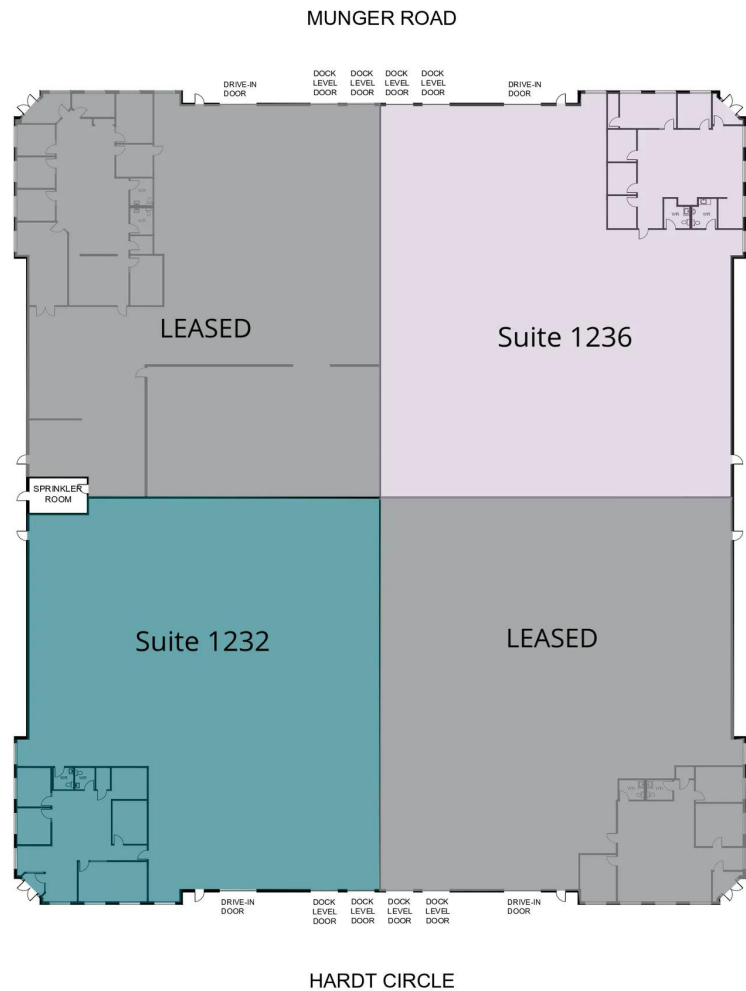
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Building Plan

15,020 SF



Suite	Size	Description
■ Suite 1232	15,020 SF	Available January 2027. Contains approximately 2,000 SF of office space with two docks and a drive in door.
■ Suite 1236	15,020 SF	Available August 2027. Contains approximately 2,000 SF of office space with two docks and a drive in door.

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