

AMHURST INDUSTRIAL CENTER II

CHICAGO
LAKE COUNTY

3540-3630 Amhurst Parkway
Waukegan, IL 60085



FOR LEASE

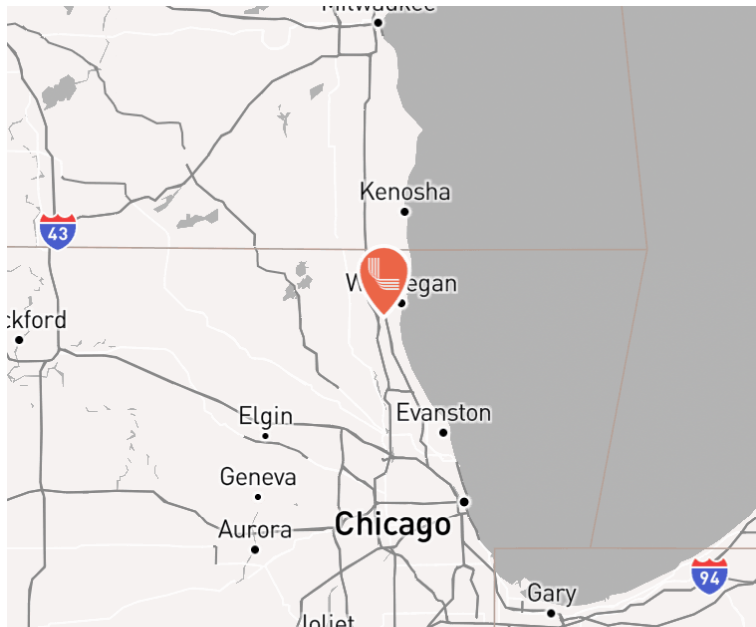
UNIT 3608

24,977 SF



LEASED BY





BUILDING SPECS

Building Size	167,916 SF
Year Built	1997
Clear Height	25'
Building Parking	248 Car Parking Stalls
Spinklers	ESFR
2026 Estimated OpEx	RE Taxes = \$1.85/SF CAM = \$0.76/SF (includes insurance)
Bay Size	40'x 40'

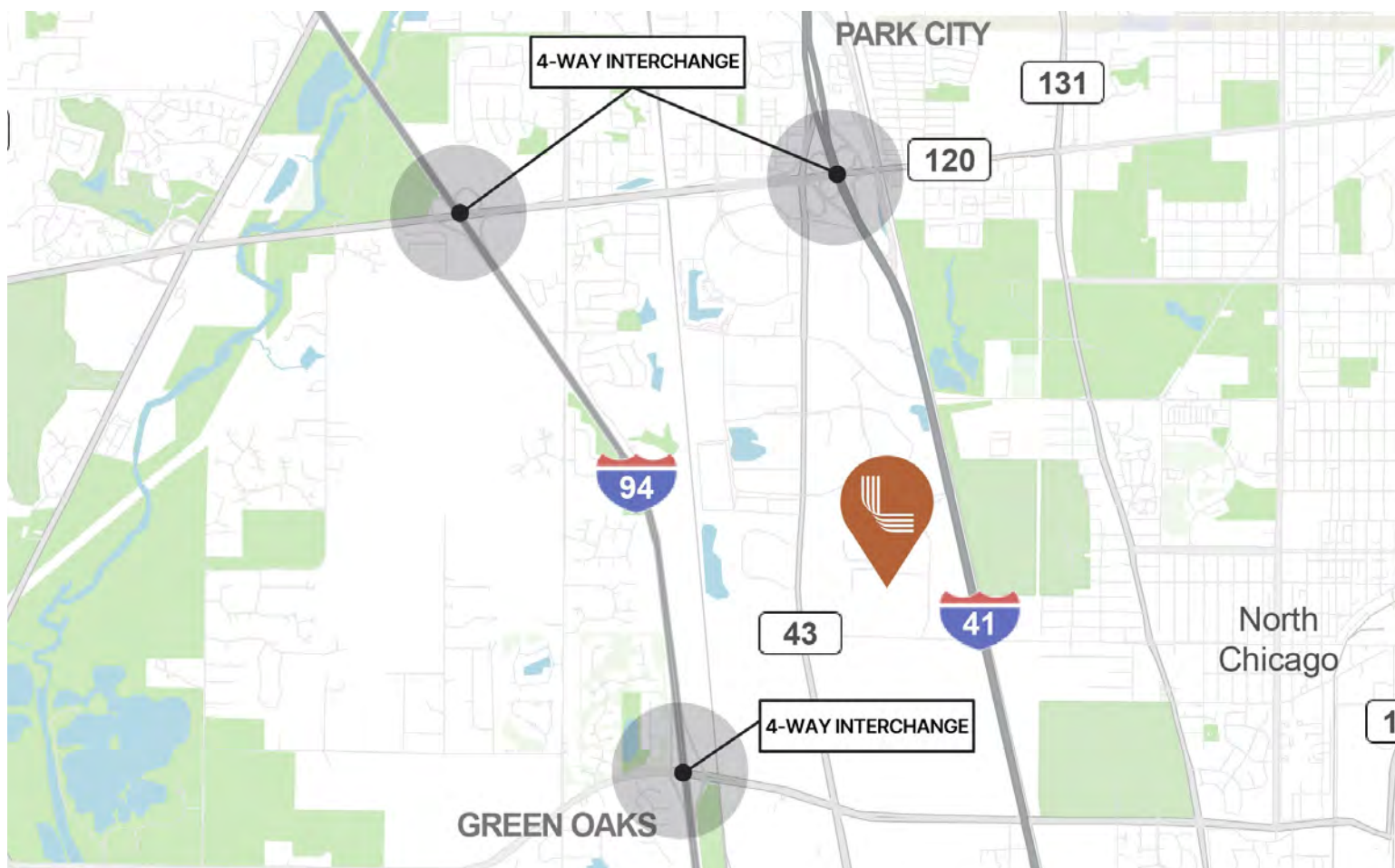
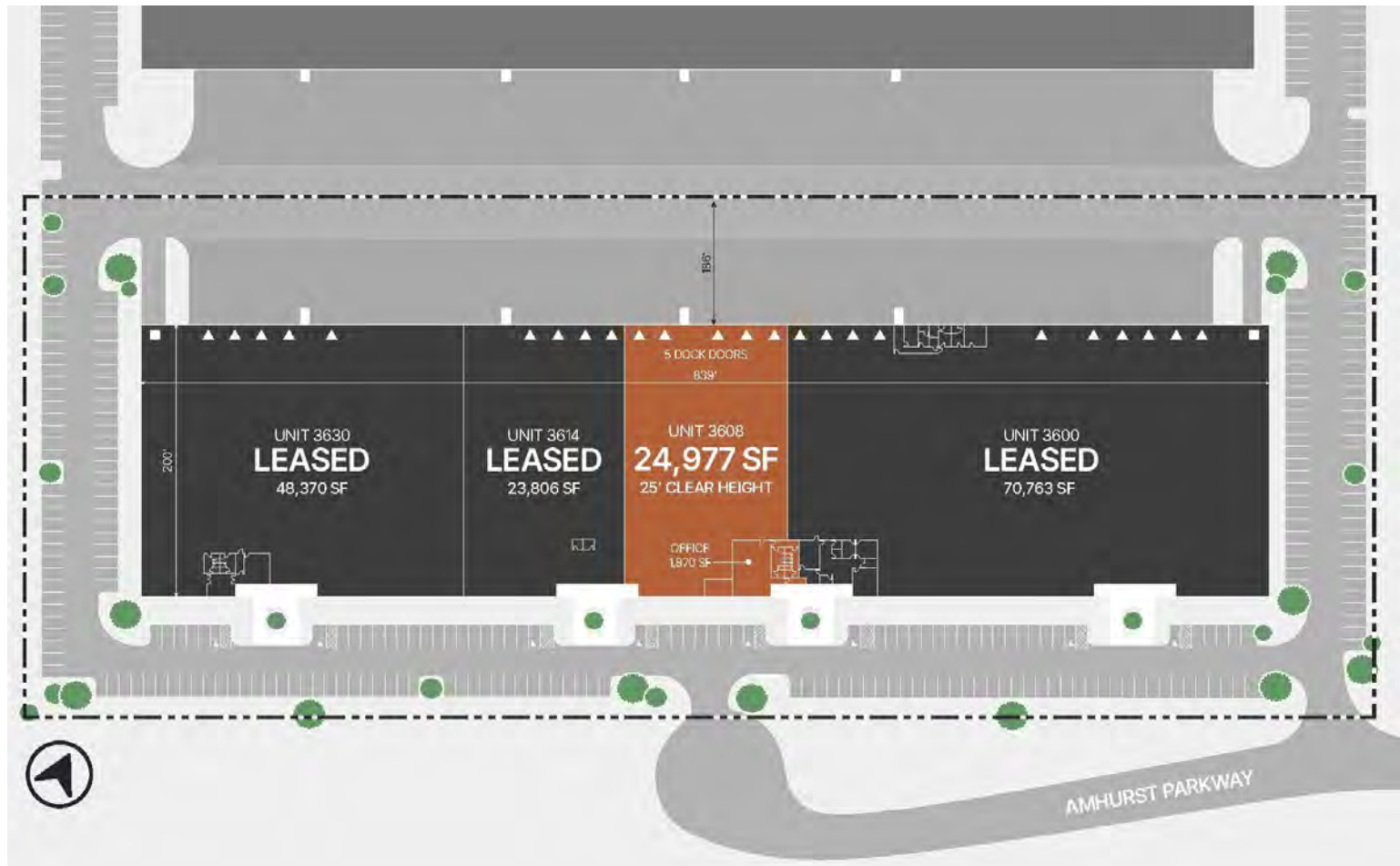
UNIT 3608 - AVAILABLE 4/1/2026

Unit 3608 Size	24,977 SF
Office	1,870 SF
Loading	5 Dock Doors
Power	400amps / 3 Phase / 480v
Parking	Pro Rata Share

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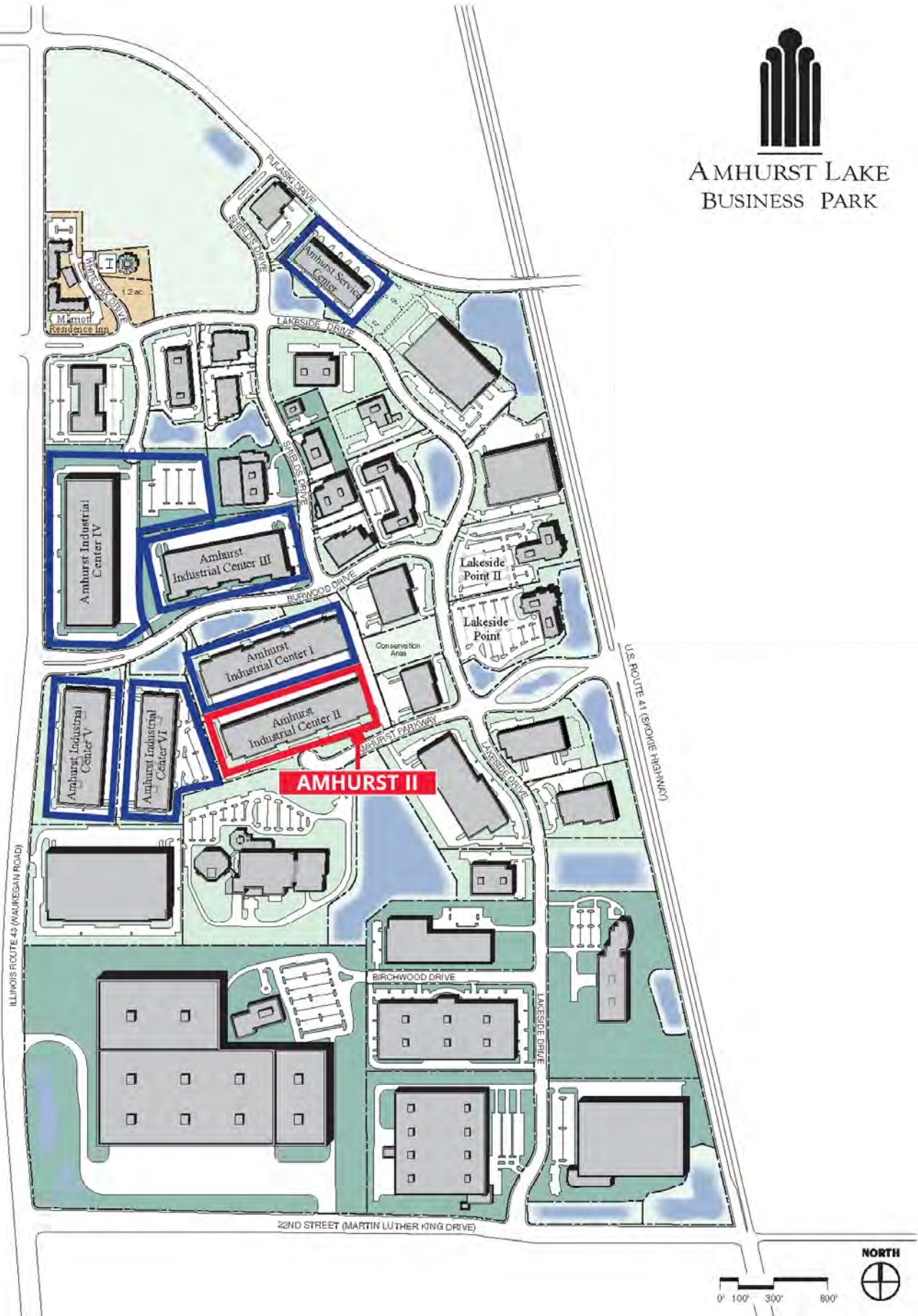
24,977 SF

- ➔ Significant dock-high loading (1/5,000sf) + drive-in door across both spaces
- ➔ Located in the prestigious Amhurst Lake Business Park
- ➔ Less than 1 mile from a 4-way interchange at I-94 and Route 137
- ➔ Stop light entrances into the park on both Highway 41/Skokie Highway and Waukegan Road/Route 43





AMHURST LAKE BUSINESS PARK



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

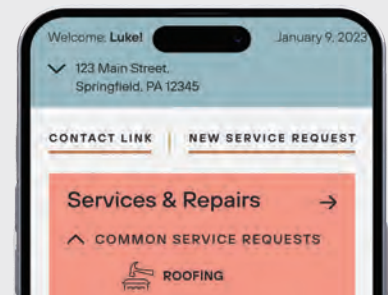


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



**500 Million
Square Foot
Portfolio**

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



CONTACT INFORMATION

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