

Industrial Units Available

North Shore Tech Center I

5,676 SF - 21,655 SF

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Flex Units with Drive-In Doors
Units from 5,676 SF to 21,655 SF



Property: North Shore Tech Center I - 1501-1531 White Oak Dr. Waukegan, IL

Available: 5,676 - 21,655 SF Industrial Units Available

Loading: 6 DIDs | 1 Drive-in Door Per Unit

Features

Lot Size: 3.89 acres

Parking: 212 stalls (5.3 per 1,000 SF)

Est. Ceiling Height: 13'

Year Built: 1994

Lighting Exterior: LED

Zoning: R/LI-Research/Light Industrial

Asking Lease Rate: Subject to Offer

Ask Sale Price: Subject to Offer

Highlights

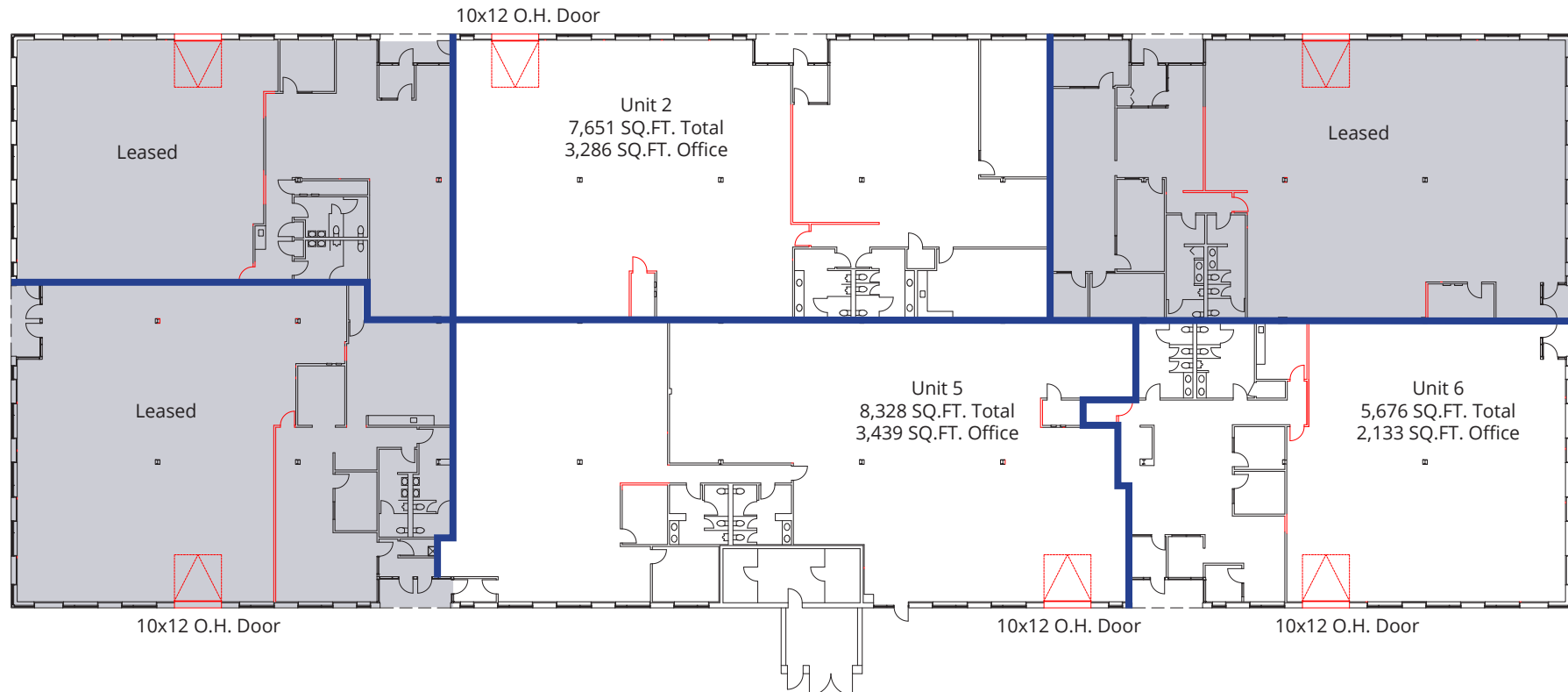
- Demolition and Construction Underway on flex units
- Flexible layouts available from 5,676-21,655 SF
- Heavy Parking
- Low Lake County Taxes
- Located in Prestigious Amhurst Lake Business Park
- Building and Monument Signage Opportunities
- Convenient access to abundant restaurants and retail

Flex Space Available

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North Shore Tech Center I



Unit 2

Unit 5

Unit 6

7,651 SF Total	8,328 SF Total	5,676 SF Total
3,286 SF Office	3,439 SF Office	2,133 SF Office
1 Drive-In-Door	1 Drive-In-Door	1 Drive-In-Door
13' Clear	13' Clear	13' Clear

North Shore Tech Center I
1501-1531 White Oak Dr. | Waukegan, IL

ITECH @ Amhurst
1507-1551 Waukegan Rd. | Waukegan, IL

North Shore Tech Center II
1580-1590 Lakeside Dr. | Waukegan, IL

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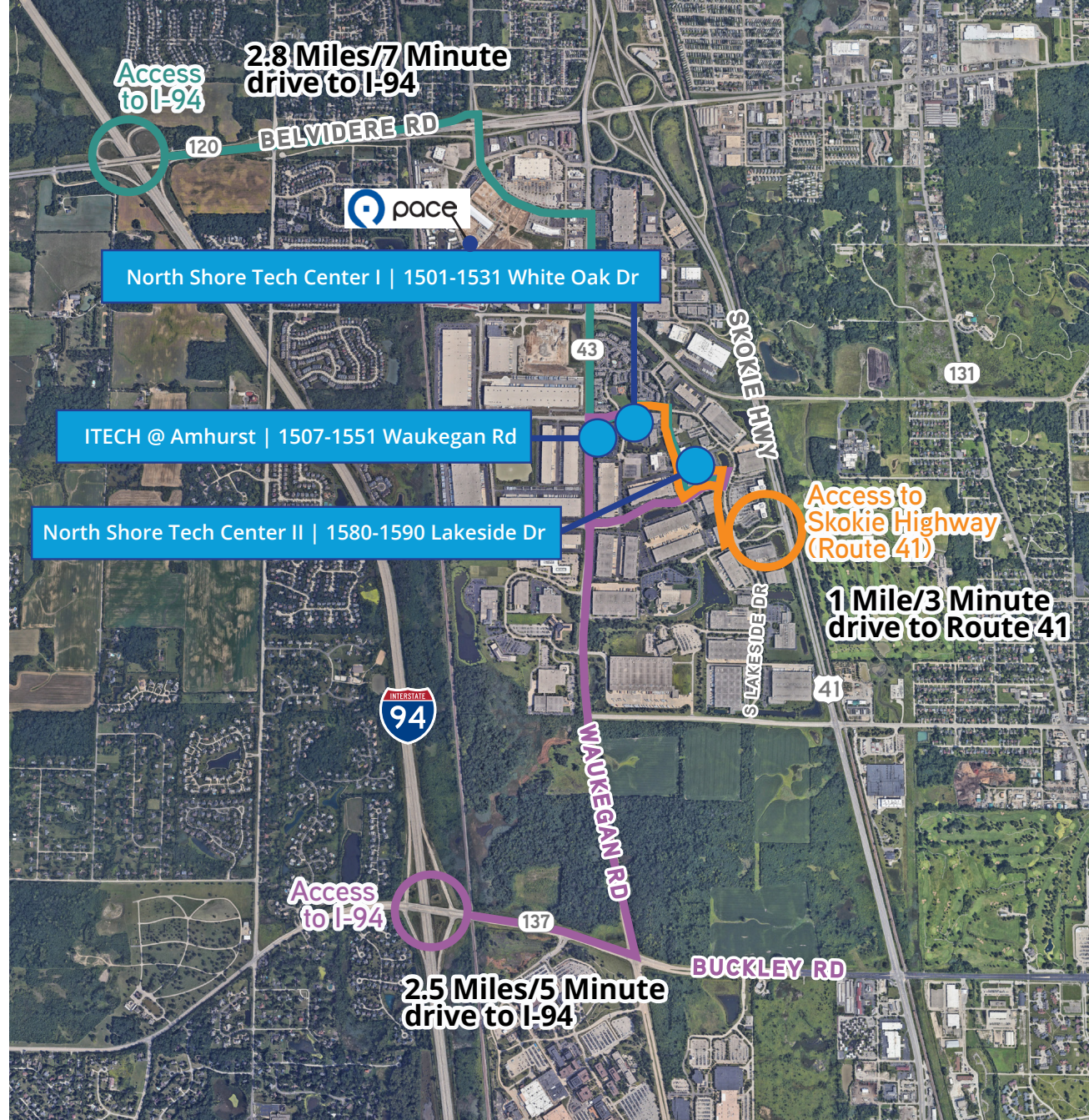
Flex/Office Space Available

Amhurst Lake Business Park

Amhurst Lake Business Park is the premier Lake County business park development, surrounded by the most coveted and highly educated workforce in Suburban Chicago. Conveniently located along Waukegan Road, the park offers immediate access to I-94 and Skokie highway as well as adjacency to abundant, and growing, retail and shopping amenities, such as: Starbucks, Potbelly, Buffalo Wild Wings, Chipotle, Dunkin Donuts, LA Fitness and more! These efficient single-story office buildings offer suites from 3,931 square feet up to a full 59,250 square-foot building. Low Lake County tax rates make this location a prime opportunity.

Features

- Minutes from I-94 and Skokie Highway
- Corporate neighbors include Amazon, Medline, Abbott, Cardinal Health, Uline and Abvie
- High parking ratios for dense users – up to 6 spaces per 1,000 SF leased
- Building signage opportunities available



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