

FOR LEASE

Owned and Operated by  **LINK**

AMHURST INDUSTRIAL CENTER VI

3701 Burwood Drive, Waukegan, IL

31,903 SF



**LEASING INFO
& CONTACT**

Christopher Volkert, SIOR
Ned Frank
Pat Hake

(847) 698-8237 / chris.volkert@colliers.com
(847) 698-8261 / ned.frank@colliers.com
(847) 698-8525 / pat.hake@colliers.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROPERTY HIGHLIGHTS

Building Size	135,170 SF
Available	31,903 SF
Office	2,000 SF Approx.
Ceiling Height	29' clear
Loading	3 exterior docks, 1 drive-in door
Sprinklers	ESFR
Power	400 amps @480V - TBV
Building Parking	286 car parking stalls
Unit Parking	Pro Rata Share
Year Built	2001
Bay Size	36' x 40'

2025 Estimated OpEx	RE Taxes: \$1.96/SF
	CAM: \$0.67/SF
	Insurance: \$0.09
Corner unit with expansive window line	
Located in the prestigious Amhurst Lake Business Park	
Stop light entrances into the park on both Highway 41/Skokie Highway and Waukegan Road/Route 43	
Less than 1 mile from a 4-way interchange at I-94 and Route 137	
Occupancy	Immediate
Lease Rate	Subject to Offer





AMHURST LAKE BUSINESS PARK

Available Space

- Amhurst Service Center
26,881 SF
- Amhurst Industrial Center I
38,459 SF
- Amhurst Industrial Center II
23,806 - 72,176 SF
- Amhurst Industrial Center III
48,000 SF
- Amhurst Industrial Center IV
43,270 SF
- Amhurst Industrial Center VI
31,903 SF

