

FOR LEASE

Owned and Operated by



AMHURST INDUSTRIAL CENTER VI

3701 Burwood Drive, Waukegan, IL

31,903 SF



LEASING INFO & CONTACT

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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	2025 Estimated OpEx	RE Taxes: \$1.96/SF
Available	31,903 SF		CAM: \$0.67/SF
Office	2,000 SF Approx.		Insurance: \$0.09
Ceiling Height	29' clear	Corner unit with expansive window line	
Loading	3 exterior docks, 1 drive-in door	Located in the prestigious Amhurst Lake Business Park	
Sprinklers	ESFR	Stop light entrances into the park on both Highway 41/Skokie Highway and Waukegan Road/Route 43	
Power	400 amps @480V - TBV	Less than 1 mile from a 4-way interchange at I-94 and Route 137	
Building Parking	286 car parking stalls	Occupancy	Immediate
Unit Parking	Pro Rata Share	Lease Rate	Subject to Offer
Year Built	2001		
Bay Size	36' x 40'		





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

