

# AMHURST INDUSTRIAL CENTER II

CHICAGO  
LAKE COUNTY

3540-3630 Amhurst Parkway  
Waukegan, IL 60085



FOR LEASE

UNITS 3600 & 3614

23,806 - 119,546 SF

 LINK

LEASED BY

 Colliers



## BUILDING SPECS

Building Size	167,916 SF
Available Size (Units 3614 & 3600)	23,806 - 119,546 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 3614 - AVAILABLE NOW

Unit 3614 Size	23,806 SF
Office	To Suit
Loading	5 Exterior Docks
Power	400amps / 3 Phase / 480v
Parking	Pro Rata Share

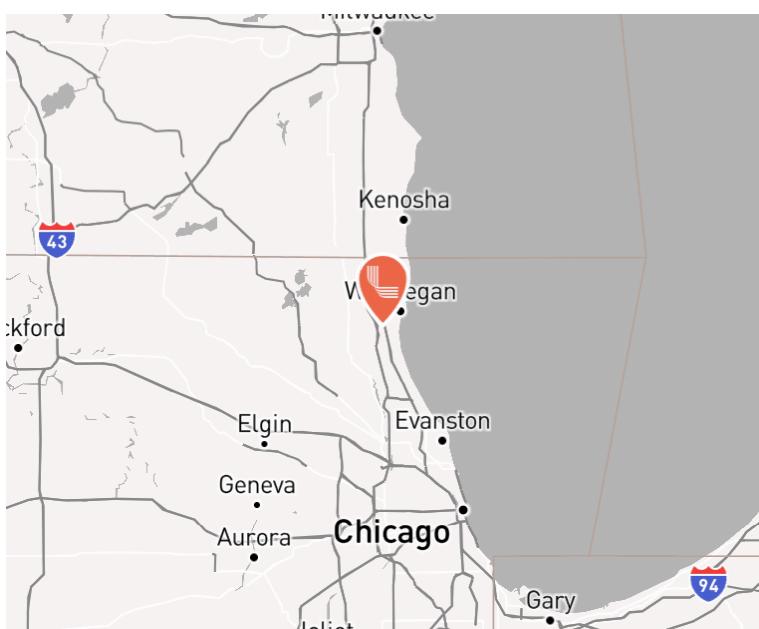
## UNIT 3600 - AVAILABLE 4/1/2026

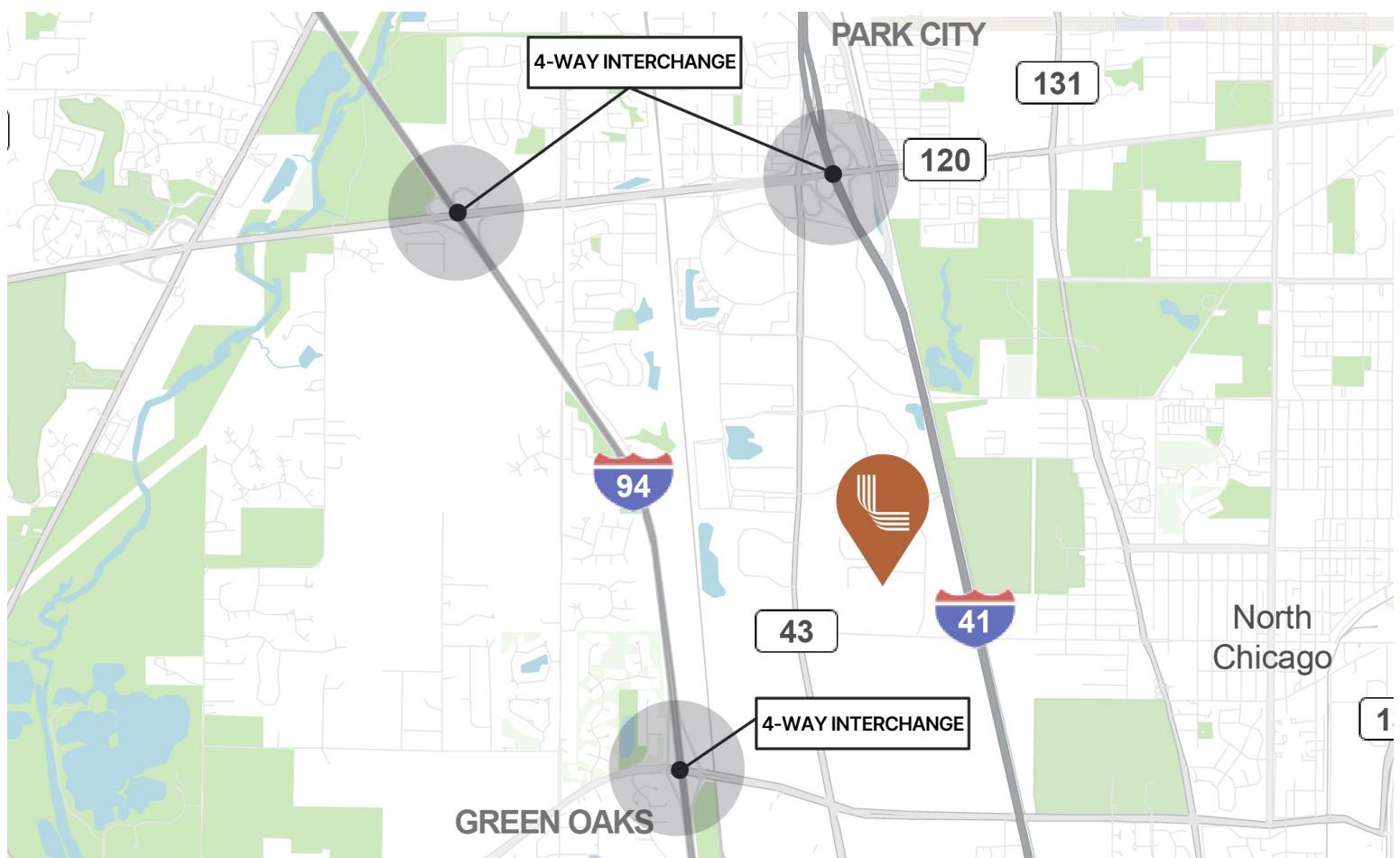
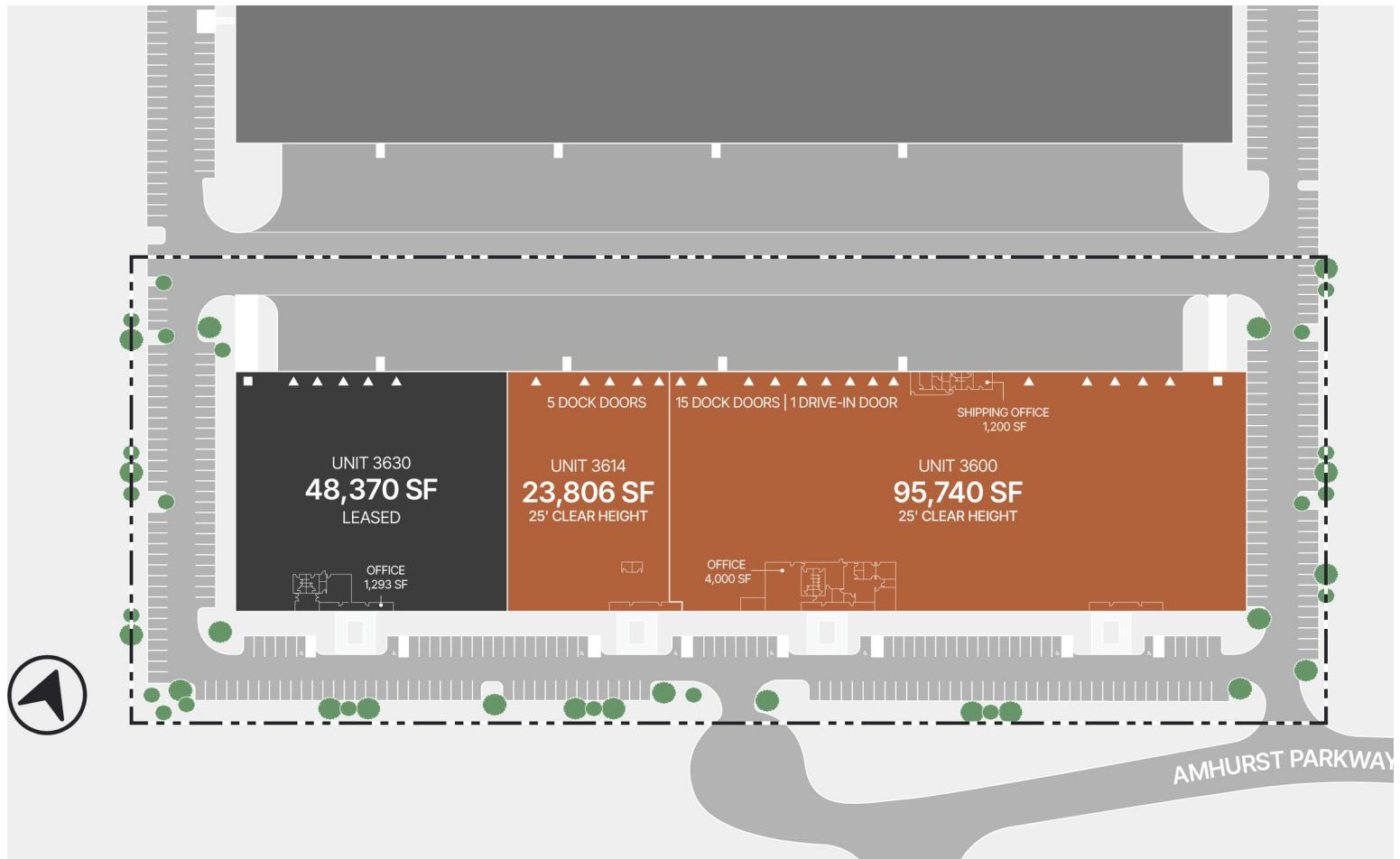
Unit 3600 Size	95,740 SF
Office	4,000 SF Main Office / 1,200 SF Shipping Office
Loading	15 Dock Doors / 1 Drive-In Door
Power	400amps / 3 Phase / 480v
Parking	Pro Rata Share

FOR LEASE

**23,806 - 119,546 SF**

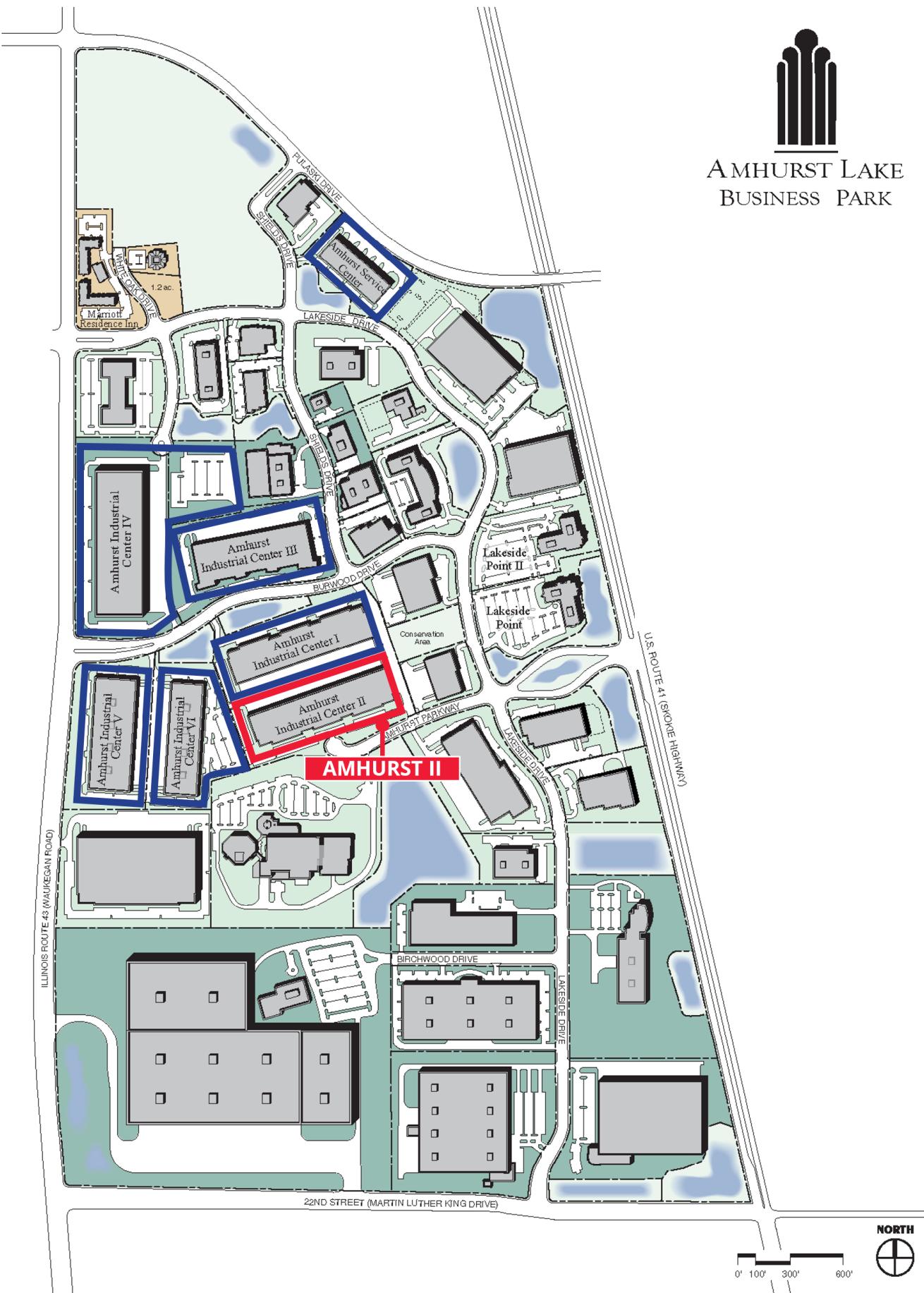
- Significant dock-high loading (1/6,000sf) + drive-in door across both spaces
- Located in the prestigious Amhurst Lake Business Park
- Less than 1 mile from a 4-way interchange at I-94 and Route 137
- Stop light entrances into the park on both Highway 41/Skokie Highway and Waukegan Road/Route 43







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.



500 Million Square Foot Portfolio

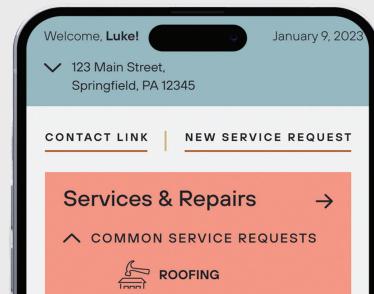


## Best-in-Class Customer Service

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!



## 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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