

Industrial Space Available

North Shore Tech Center II

colliers.com/chicago
View Online
New Flex Units with Drive-In Doors
& Loading Docks



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

Available: 16,514 SF - 33,036 SF Industrial Units Available

Loading: 4 Loading Docks | 4 DID's | Loading Dock and Drive-in-Door Per Unit

Features

Lot Size: 4.77 acres

Parking: 238 stalls (4.1 per 1,000 SF)

Est. Ceiling Height: 15'7"

Year Built: 1991

Lighting Exterior: LED

Zoning: R/LI-Research/Light Industrial

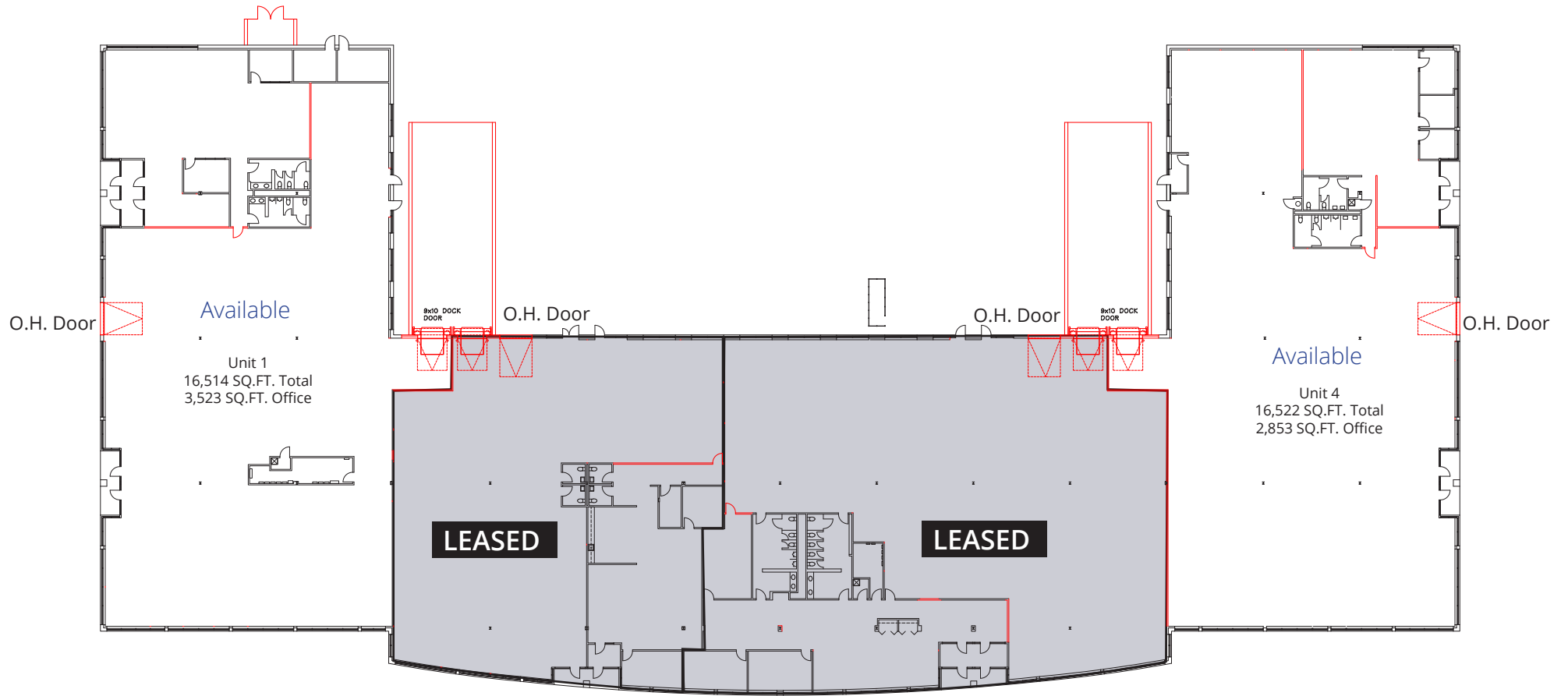
Asking Lease Rate: Subject to Offer

Ask Sale Price: Subject to Offer

Highlights

- Make Ready Units
- Flexible layouts available from 16,514 SF - 33,036 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

North Shore Tech Center II



Available
Unit 1
16,514 SQ.FT. Total
3,523 SQ.FT. Office

Available
Unit 4
16,522 SQ.FT. Total
2,853 SQ.FT. Office

LEASED

LEASED

Unit 1

Unit 4

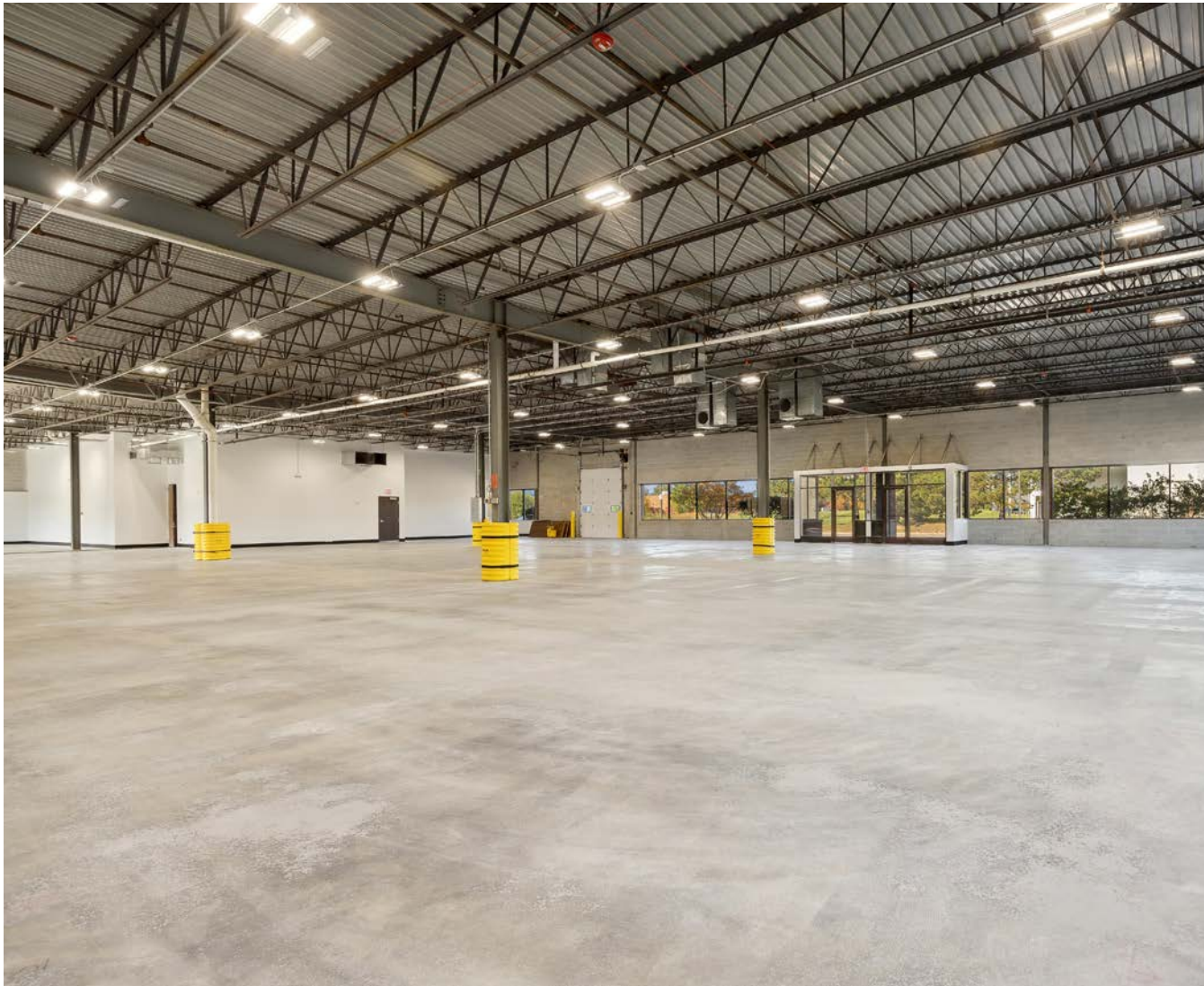
16,514 SF Total	16,522 SF Total
3,523 SF Office	2,853 SF Office
1 Dock / 1 Drive-In-Door	1 Dock / 1 Drive-In-Door
15'7" Clear	15'7" Clear

Office Space/Loading Docks

colliers.com/chicago

[View Online](#)

North Shore Tech Center II



Office Space



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

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

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

Jonathon Connor
Senior Vice President
+1 847 698 8246
jonathon.connor@colliers.com

Pat Hake
Senior Vice President
+1 847 698 8525
pat.hake@colliers.com

Ned Frank
Executive Vice President
+1 847 698 8261
ned.frank@colliers.com

Brendan Flanagan
Associate
+1 847 698 8552
brendan.flanagan@colliers.com



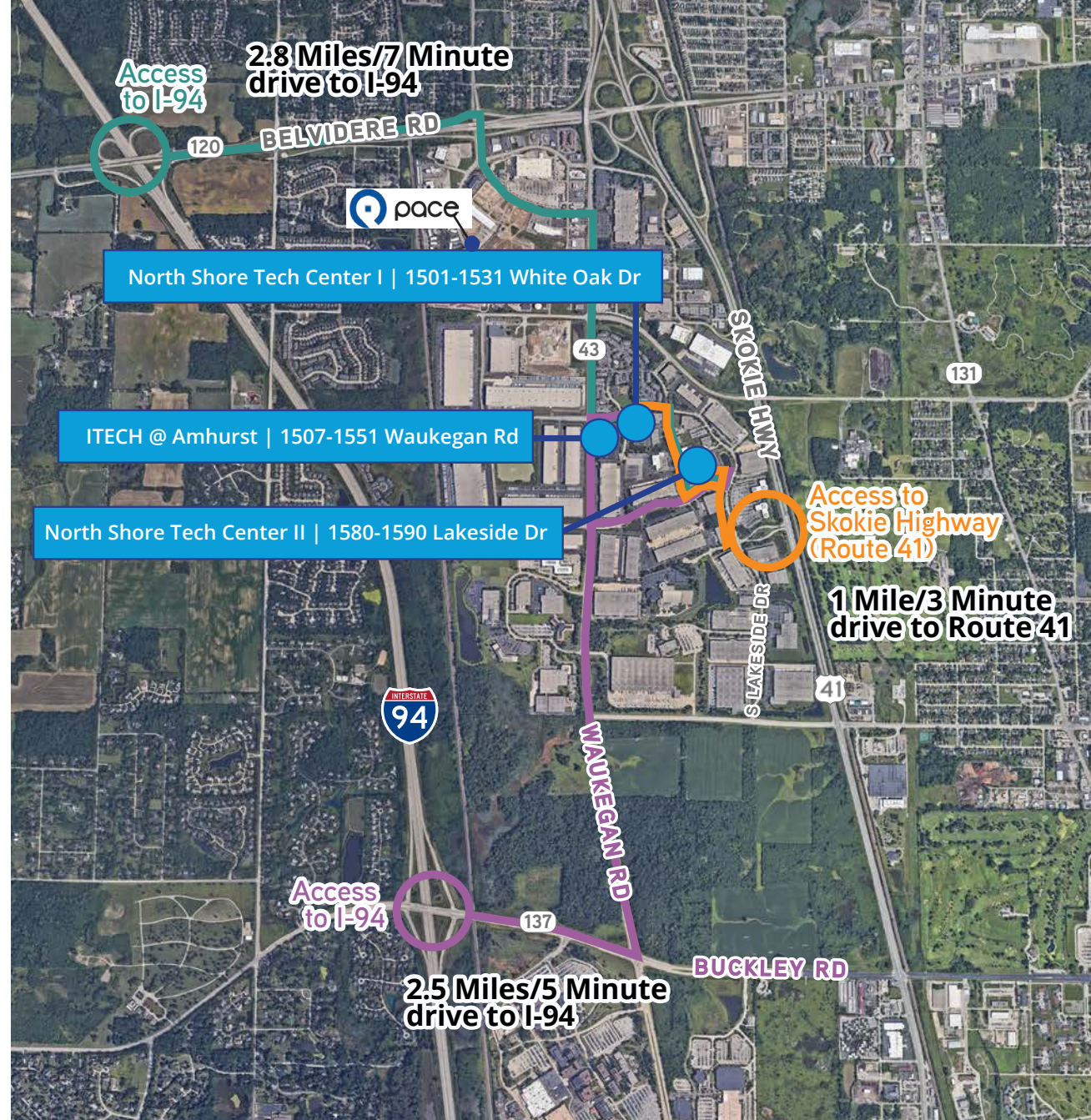
Flex/Office Space Available

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



Jonathon Connor
Senior Vice President
+1 847 698 8246
jonathon.connor@colliers.com

Pat Hake
Senior Vice President
+1 847 698 8525
pat.hake@colliers.com

Ned Frank
Executive Vice President
+1 847 698 8261
ned.frank@colliers.com

Brendan Flanagan
Associate
+1 847 698 8552
brendan.flanagan@colliers.com

