



3816-3828 Hawthorne Court is a 43,036 SF warehouse facility located within the Waukegan/Gurnee Industrial Park.



WAREHOUSE/FLEX SPACE **WAUKEGAN**

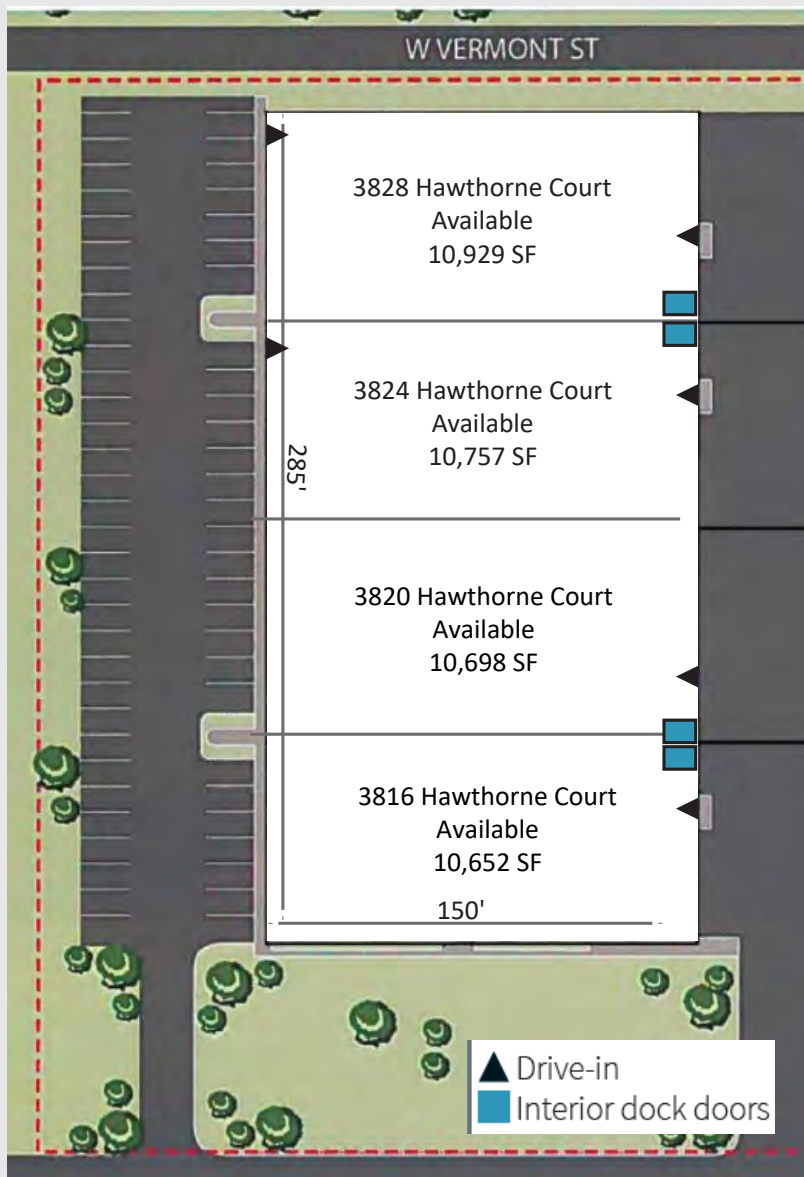
Units 3816-3828: 43,036 SF Total Available For Lease
3816-3828 Hawthorne Ct | Waukegan, IL 60087

AVAILABLE:

3816-3828 HAWTHORNE CT

3816-3828 Hawthorne Court is a 43,036 SF building located in Waukegan. This facility has four contiguous suites 3816, 3820, 3824 and 3828 available for lease. The four suites can be combined for single tenant use or combined to create a larger unit. The space features a total of four (4) interior docks and four (4) drive-in doors, 18' clear height, and a wet sprinkler system. Located less than 12 minutes from I-94 access, 35 minutes from O'Hare International Airport, and 50 minutes from Downtown Chicago.

SUITES 3816-3828



Total Building SF: 43,036 SF

Total Available SF: 10,652 - 43,036 SF

Year Built: 1978

Acres: 2.08

Dock doors: 4 Interior (1 per unit)

Drive-in doors: 6 (1 per unit, 2 units with 2)

Parking: 66 spaces (16+ per unit)

Power: 200 Amps, 3 Phase, 120/240 V

Sprinklers: Wet

Asking Lease Rate: Subject to Offer

2025 Taxes (est.): \$1.29 PSF

2025 CAM (est.): \$1.29PSF

2025 Insurance (est.): \$0.19 PSF

2025 Total Operating Expenses (est.): \$2.77 PSF

AVAILABLE: SUITE 3828

Suite 3828, a 10,929 SF warehouse space is currently available for lease. This suite has 18' ceilings in the warehouse, 1,045 square feet of office space, one interior dock and two drive-in doors.

- **Available Space:** Suite 3828 - 10,929 SF
- **Office SF:** 1,045 SF
- **Clear height:** 18'
- **Fire suppression:** Wet
- **Dock doors:** 1 Int, 2 Drive-Ins
- **Power:** 200 Amps, 3 Phase, 120/240 V
- **Parking:** 16 per unit

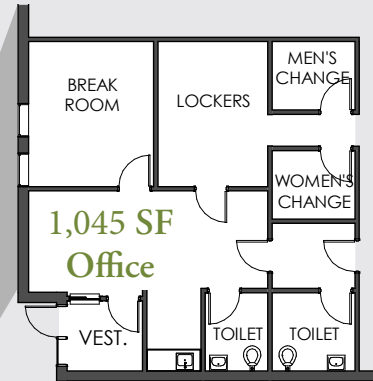
Asking Lease Rate: Subject to Offer

2025 Taxes (est.): \$1.29 PSF

2025 CAM (est.): \$1.29 PSF

2025 Insurance (est.): \$0.19 PSF

2025 Total Operating Expenses (est.): \$2.77 PSF

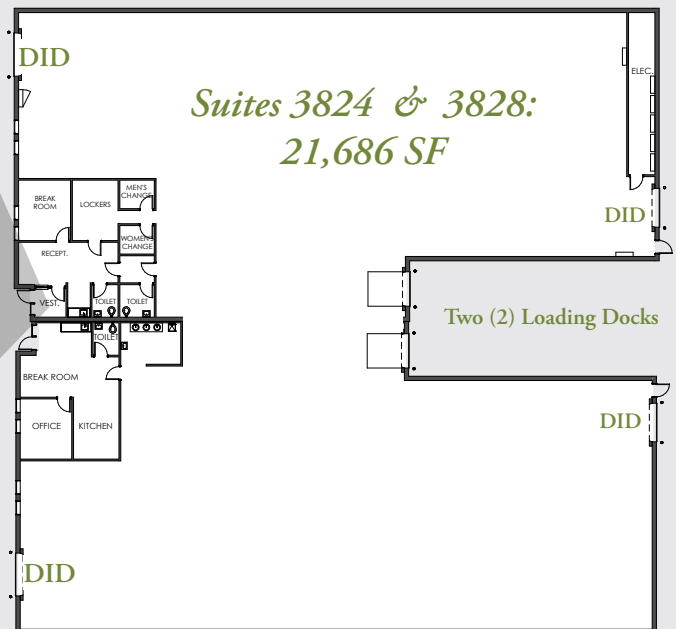
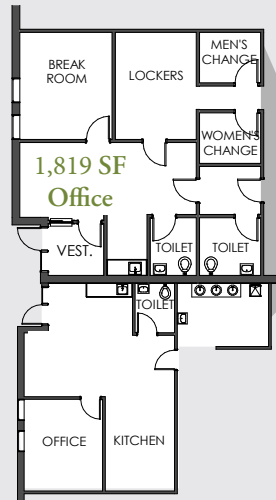


AVAILABLE: COMBINED SUITES 3824 & 3828

Suites 3824 and 3828 can be combined for a total of 21,686 SF. This suite has 18' ceilings in the warehouse, 1,819 square feet (expandable) office space, two interior docks, and four drive-in doors.

- **Available Space:** Suites 3824 & 3828 - 21,686 SF
- **Office SF:** 1,819 SF (expandable)
- **Clear height:** 18'
- **Fire suppression:** Wet
- **Dock doors:** 2 Int, 4 Drive-Ins
- **Power:** 200 Amps, 3 Phase, 120/240 V
- **Parking:** 33

Asking Lease Rate: Subject to Offer
2025 Taxes (est.): \$1.29 PSF
2025 CAM (est.): \$1.29 PSF
2025 Insurance (est.): \$0.19 PSF
2025 Total Operating Expenses (est.): \$2.77 PSF



AVAILABLE: SUITE 3820

Suite 3820, a 10,757 SF warehouse space is currently available for lease. This suite has +/-18' ceilings in the warehouse, one dock, and one drive-in door.

- **Available Space:** Suite 3820 - 10,698 SF
- **Office SF:** None
- **Clear height:** +/-18'
- **Fire suppression:** Wet
- **Dock doors:** 1 Int, 1 Drive-In
- **Power:** 200 Amps, 3 Phase, 120/240 V
- **Parking:** 16 per unit

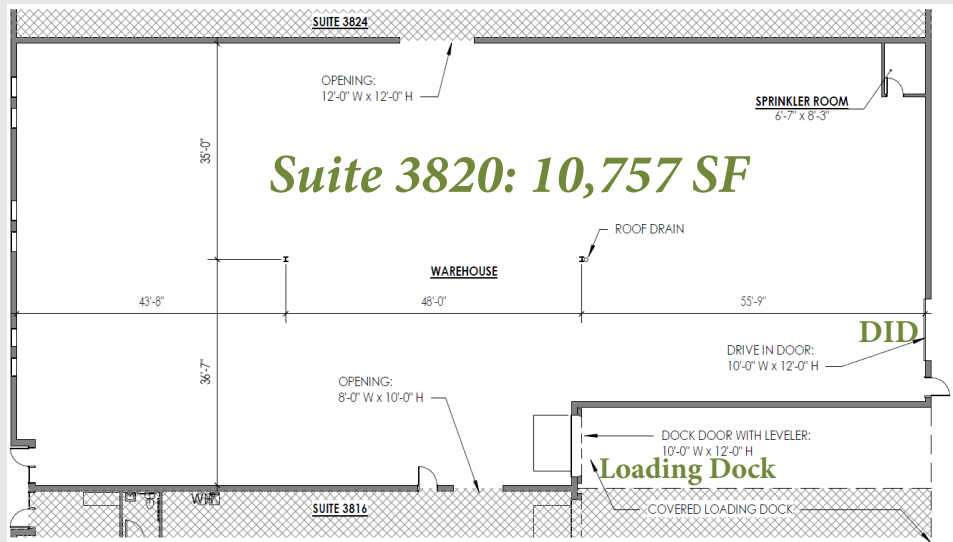
Asking Lease Rate: Subject to Offer

2025 Taxes (est.): \$1.29 PSF

2025 CAM (est.): \$1.29 PSF

2025 Insurance (est.): \$0.19 PSF

2025 Total Operating Expenses (est.): \$2.77 PSF



AVAILABLE: SUITE 3816

Suite 3816, a 10,652 SF warehouse space is currently available for lease. This suite has +/-18' ceilings in the warehouse, 779 square feet of office space, one dock, and one drive-in door.

- **Available Space:** Suite 3816 - 10,652 SF
- **Office SF:** 779 SF
- **Clear height:** +/-18'
- **Fire suppression:** Wet
- **Dock doors:** 1 Int, 1 Drive-In
- **Power:** 200 Amps, 3 Phase, 120/240 V
- **Parking:** 16 per unit

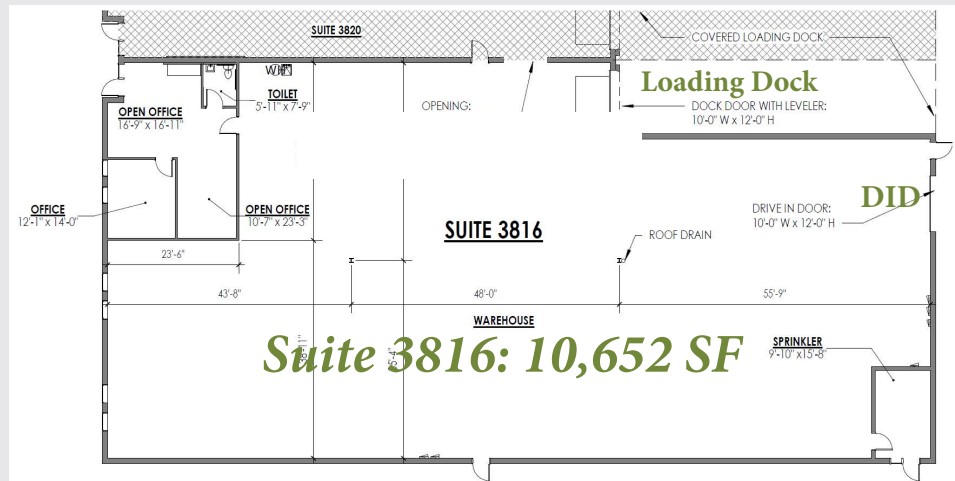
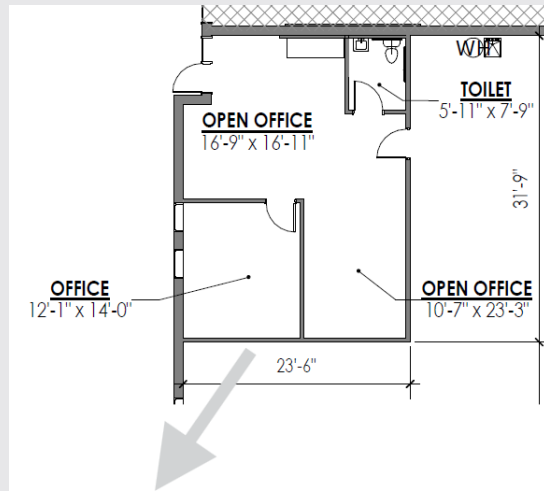
Asking Lease Rate: Subject to Offer

2025 Taxes (est.): \$1.29 PSF

2025 CAM (est.): \$1.29 PSF

2025 Insurance (est.): \$0.19 PSF

2025 Total Operating Expenses (est.): \$2.77 PSF



Suite 3816: 10,652 SF

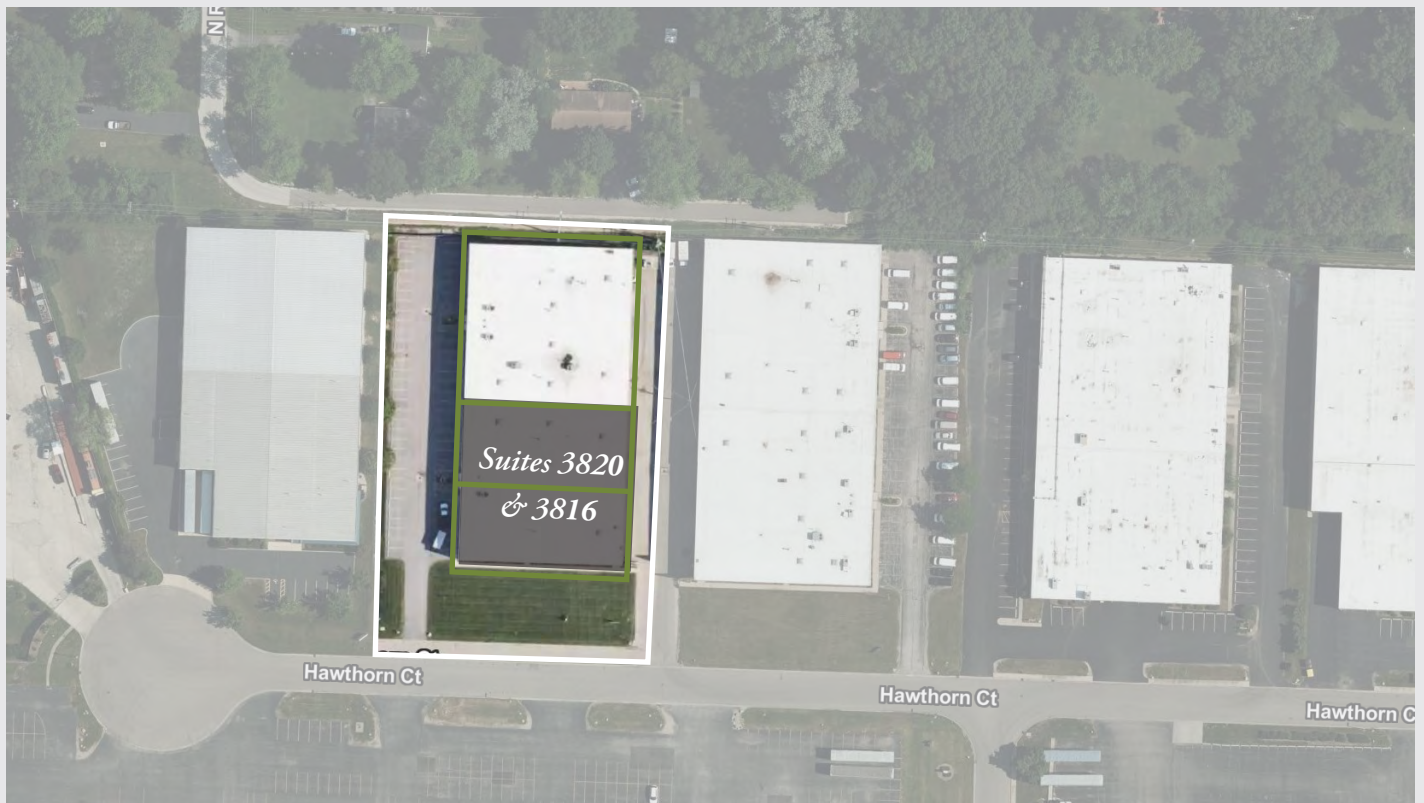
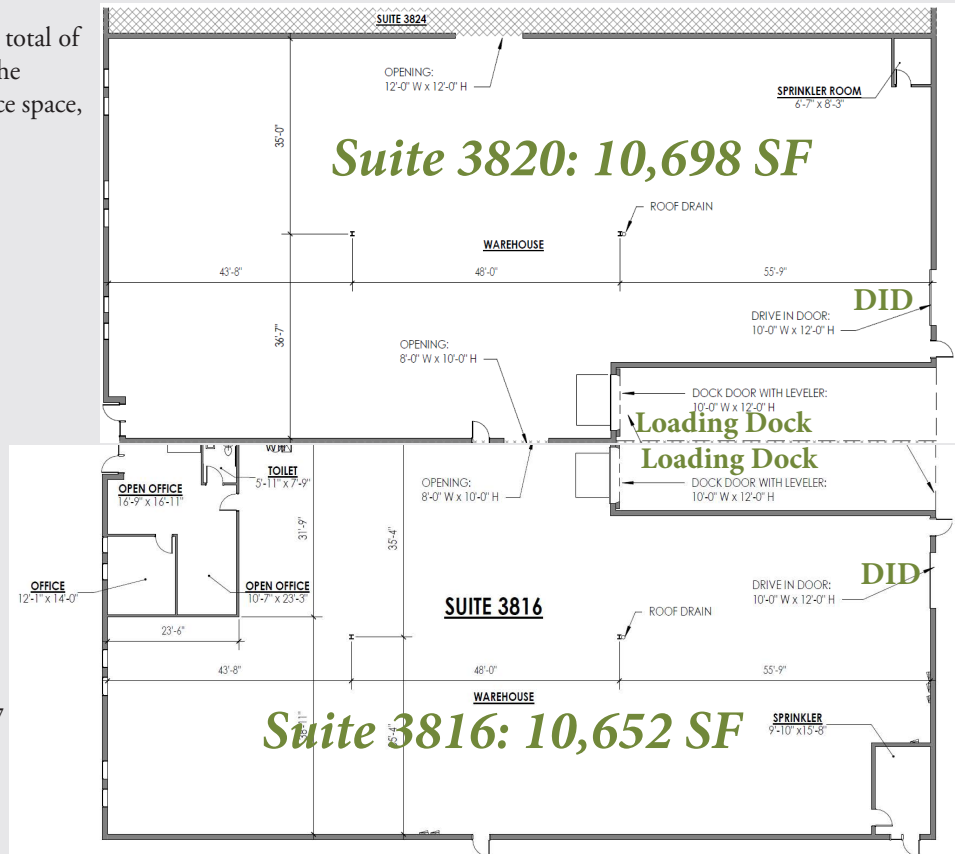


**AVAILABLE:
COMBINED SUITES 3820 & 3816**

Suites 3820 and 3816 can be combined for a total of 21,350 SF. This suite has +/-21' ceilings in the warehouse, 779 square feet (expandable) office space, two interior docks, and two drive-in doors.

- **Available Space:** Suites 3820 & 3824
- 21,350 SF
- **Office SF:** 779 SF
- **Clear height:** +/-18'
- **Fire suppression:** Wet
- **Dock doors:** 2 Int, 2 Drive-Ins
- **Power:** 200 Amps, 3 Phase, 120/240 V
- **Parking:** 32

Asking Lease Rate: Subject to Offer
2025 Taxes (est.): \$1.29 PSF
2025 CAM (est.): \$1.29 PSF
2025 Insurance (est.): \$0.19 PSF
2025 Total Operating Expenses (est.): \$2.77





ABOUT:

3816-3828 HAWTHORNE CT

3816-3828 Hawthorne Ct is a 43,036 SF building located in Waukegan and features four interior docks and six drive-in doors, 18' clear height, and a wet sprinkler system. Located less than 12 minutes from I-94 access, 35 minutes from O'Hare International Airport, and 50 minutes from Downtown Chicago.

Total Building SF: 43,036 SF

Year Built: 1978

Acres: 2.08

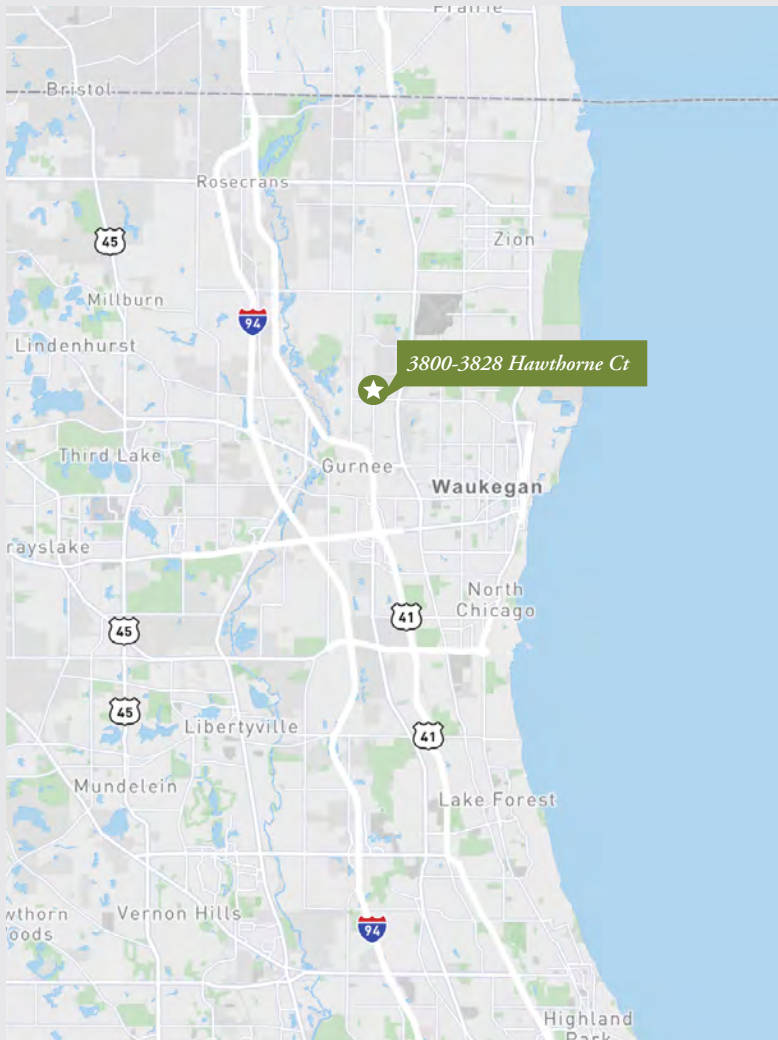
Dock doors: 4 Interior

Drive-in doors: 6

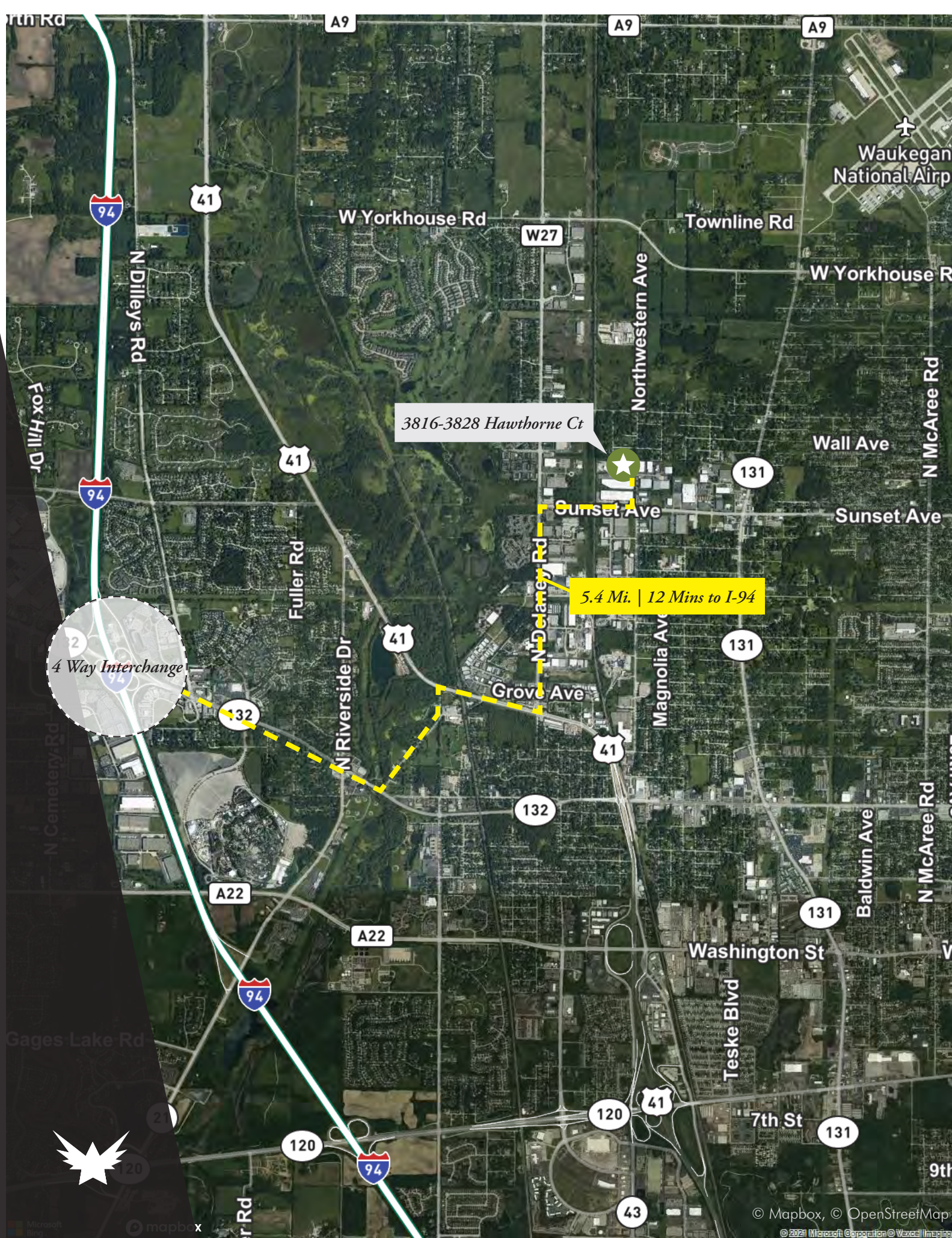
Parking: 66 spaces

Power: 200 Amps, 3 Phase, 120/240 V

Sprinklers: Wet



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3816-3828 Hawthorne Ct

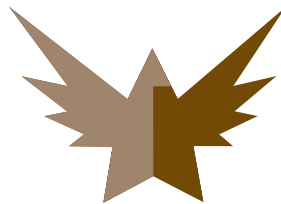
5.4 Mi. | 12 Mins to I-94

4 Way Interchange

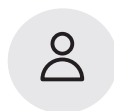
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SparrowHawk offers tenants and brokers speed, creativity and flexibility. Both benefit from a hands-on management philosophy rooted in local-market knowledge, transparency, experience and integrity.

Tenants and brokers are assured timely, straightforward answers and SparrowHawk values that enhance the leasing experience for the benefit of tenants and brokers and assures that each reach new heights.



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