



For Lease

10,798 SF -
42,963 SF



Contact:

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3800-3820 Hawthorne Ct, Waukegan

MULTI-UNIT WAREHOUSE / FLEX SPACE

3 Units
Available For Lease:

10,798 SF

10,815 SF

21,350 SF



3800-3820 Hawthorne Court | Waukegan, IL

3800 Hawthorne Ct**3804 Hawthorne Ct****3816-3820 Hawthorne Ct**

Available Space	10,815 SF	10,798 SF	21,350 SF
Office SF	3,236 SF	2,344 SF	779 SF
Clear height	18'	18'	18'
Dock doors	1 private with leveler	1 private with leveler	2 private with leveler
Drive-in doors	1 private	1 private	2 private
Power	200A 3-Phase, 120/240V	200A 3-Phase, 120/240V	200A 3-Phase, 120/240V
Fire suppression	Wet	Wet	Wet
Car parking	13 spaces	13 spaces	32 spaces
Lease Rate	Subject to Offer	Subject to Offer	Subject to Offer

**2026 Real Estate Tax
(estimate / PSF)****Real Estate Tax**

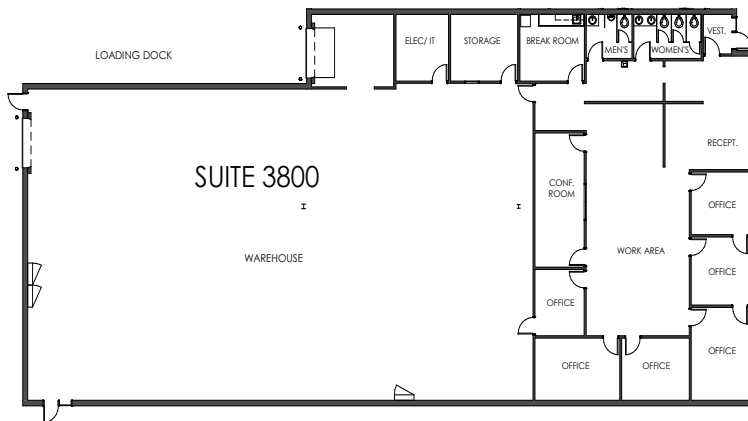
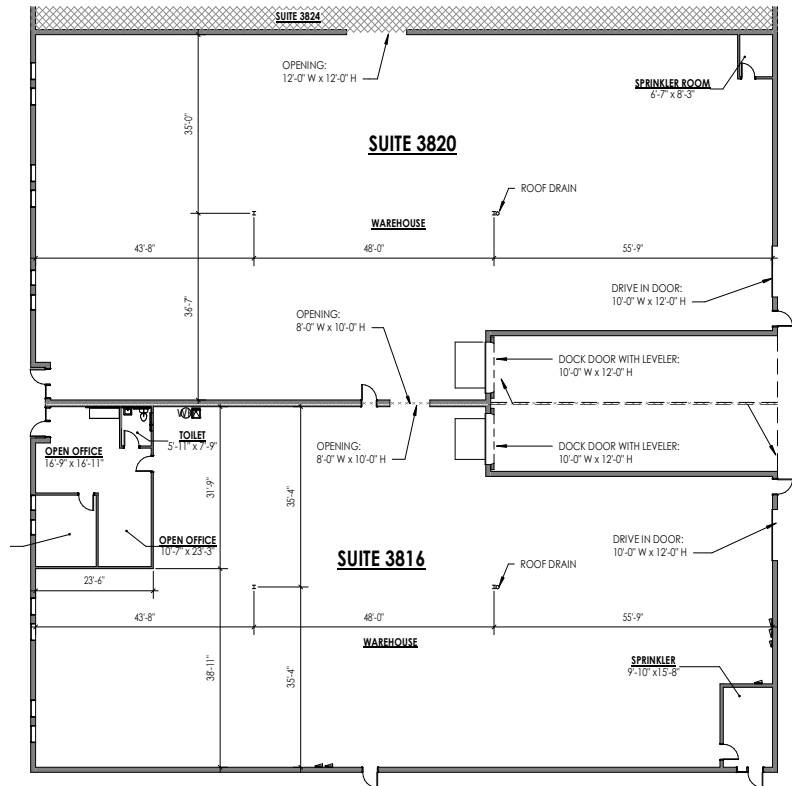
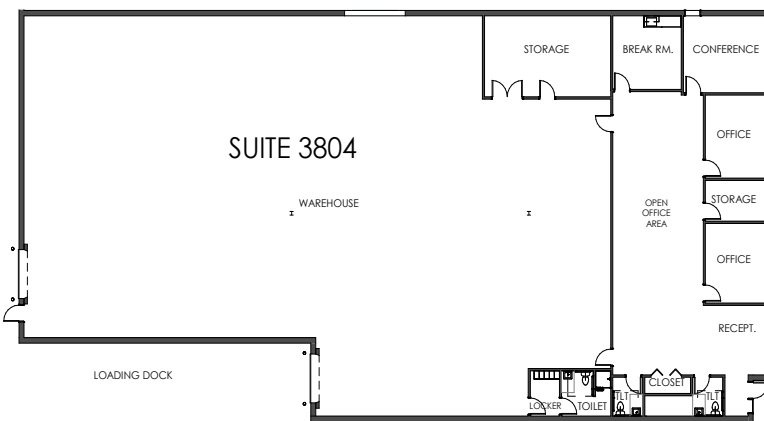
\$1.19 PSF

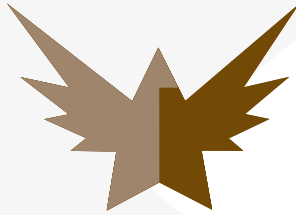
CAM

\$0.78 PSF

Insurance

\$0.24 PSF

**10,815 SF - Unit 3800****21,350 SF - Double Unit 3816 - 3820****10,798 SF - Unit 3804**

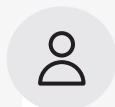


WHERE INSTITUTIONAL CAPABILITY MEETS
ENTREPRENEURIAL AGILITY

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.

sparrowhawkre.com



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