

FOR LEASE



# CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

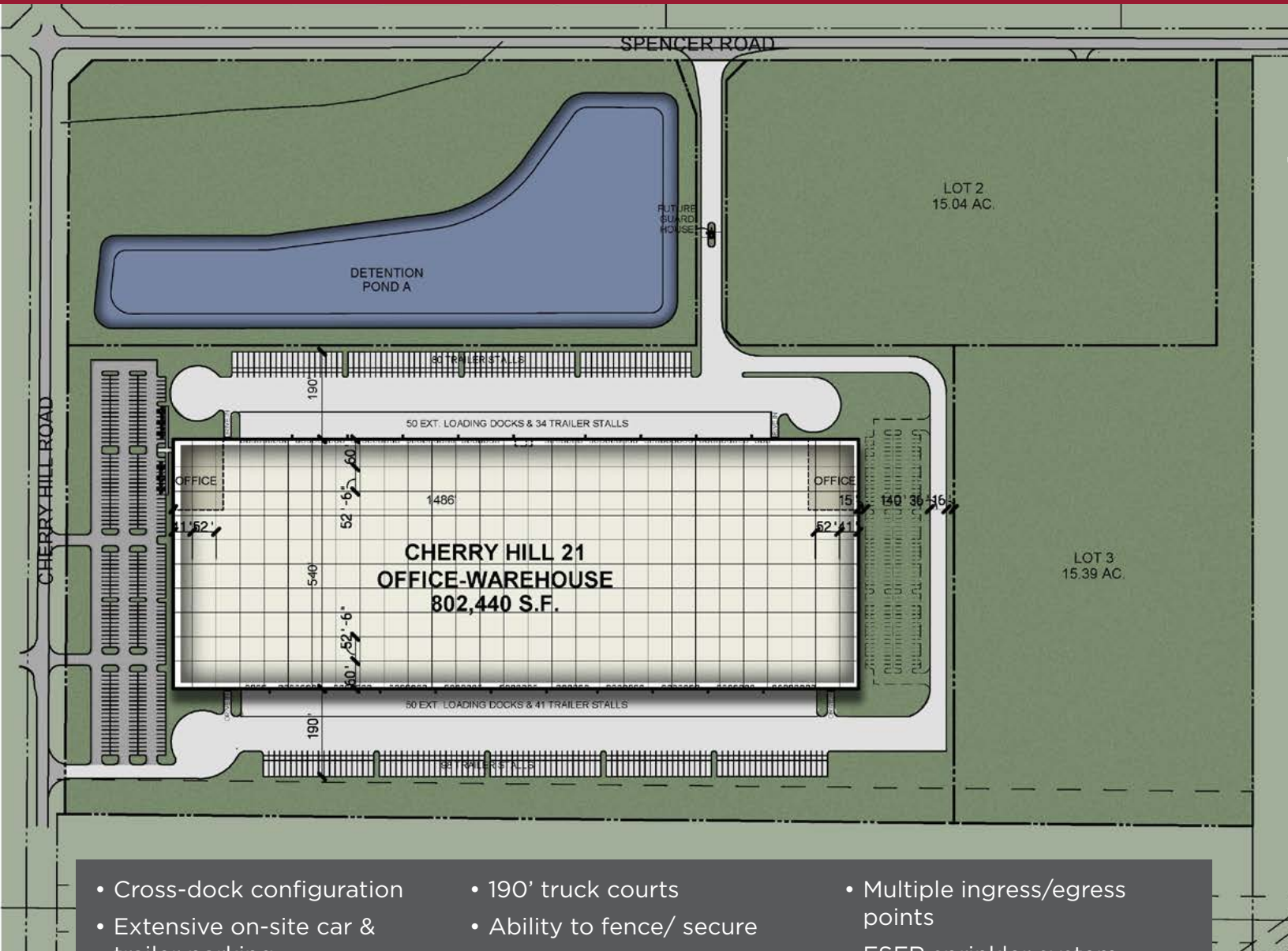
**BRAND NEW INDUSTRIAL BUILDING**  
**802,440 SF (EXPANDABLE TO 1,195,560 SF)**  
NEW CONSTRUCTION  
21533 SOUTH CHERRY HILL ROAD, JOLIET, ILLINOIS



**CHERRY HILL 21**



# CHERRY HILL 21 SITE PLAN & SPECS



- Cross-dock configuration
- Extensive on-site car & trailer parking
- 60' speed bays
- 190' truck courts
- Ability to fence/ secure
- LED lighting with motion sensors
- Multiple ingress/egress points
- ESFR sprinkler system

**802,440 SF**  
(Expandable to 1,195,560 SF)

**To Suit**  
Office Space

**40'**  
Clear Height

**52'x52'**  
Typical Bays

**100**  
Exterior Docks  
(Expandable)

**4**  
Drive-in Doors

**273**  
Trailer Stalls  
(Expandable)

**386**  
Car Parking Spaces  
(Expandable)

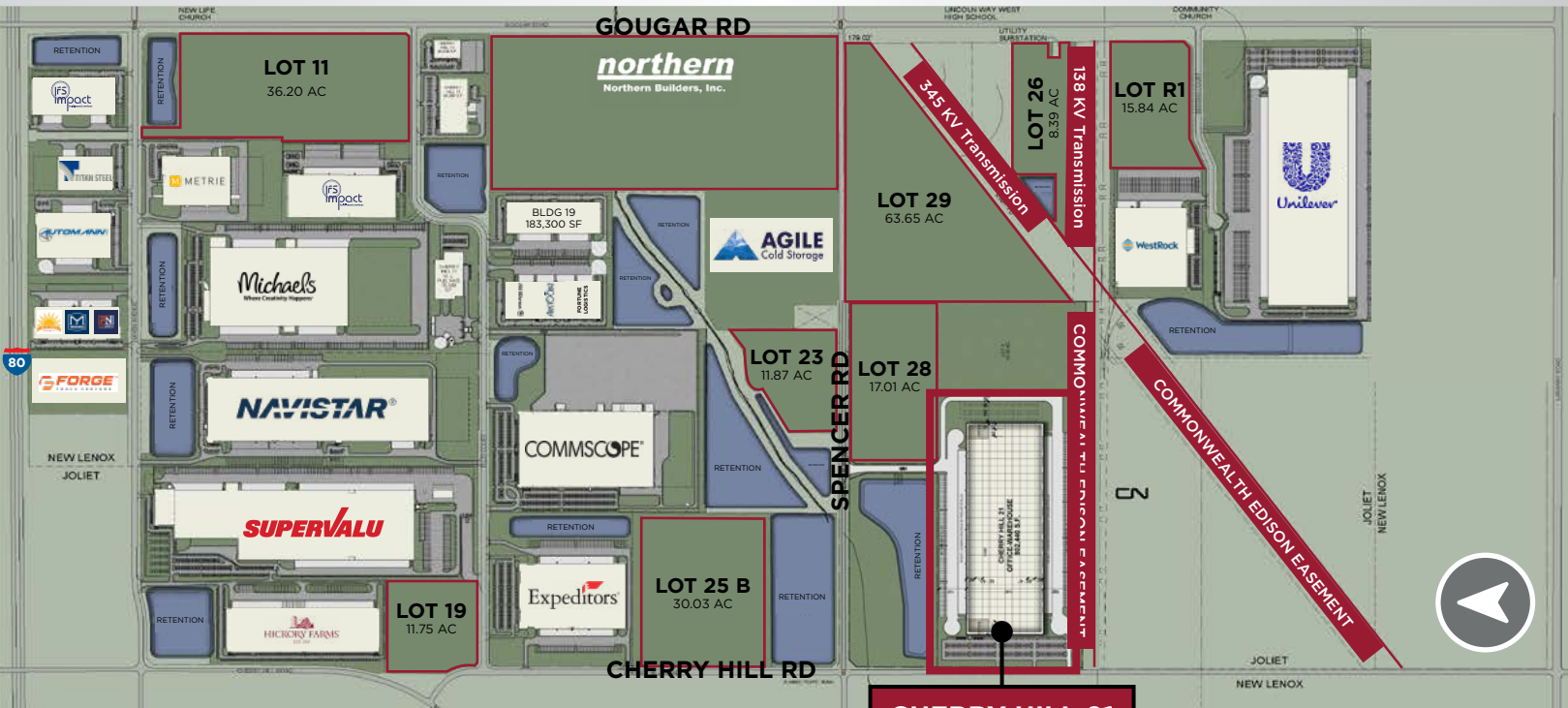
# CHERRY HILL 21 AERIAL & BUILDING IMAGE



Prime location for distribution, e-commerce, manufacturing and 3PL users.



# CHERRY HILL BUSINESS PARK OVERVIEW



**CHERRY HILL 21**  
802,440 SF

## HIGHLIGHTS

- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- World-class business park with prestigious corporate neighbors
- Direct, active rail service via the Canadian National Railroad
- Centrally located for regional and super-regional distribution
- Large workforce with skilled labor
- State, County, Municipal tax incentives available
- Low Will County taxes
- Strong institutional ownership
- Integrated development/construction team with over 90 years of experience

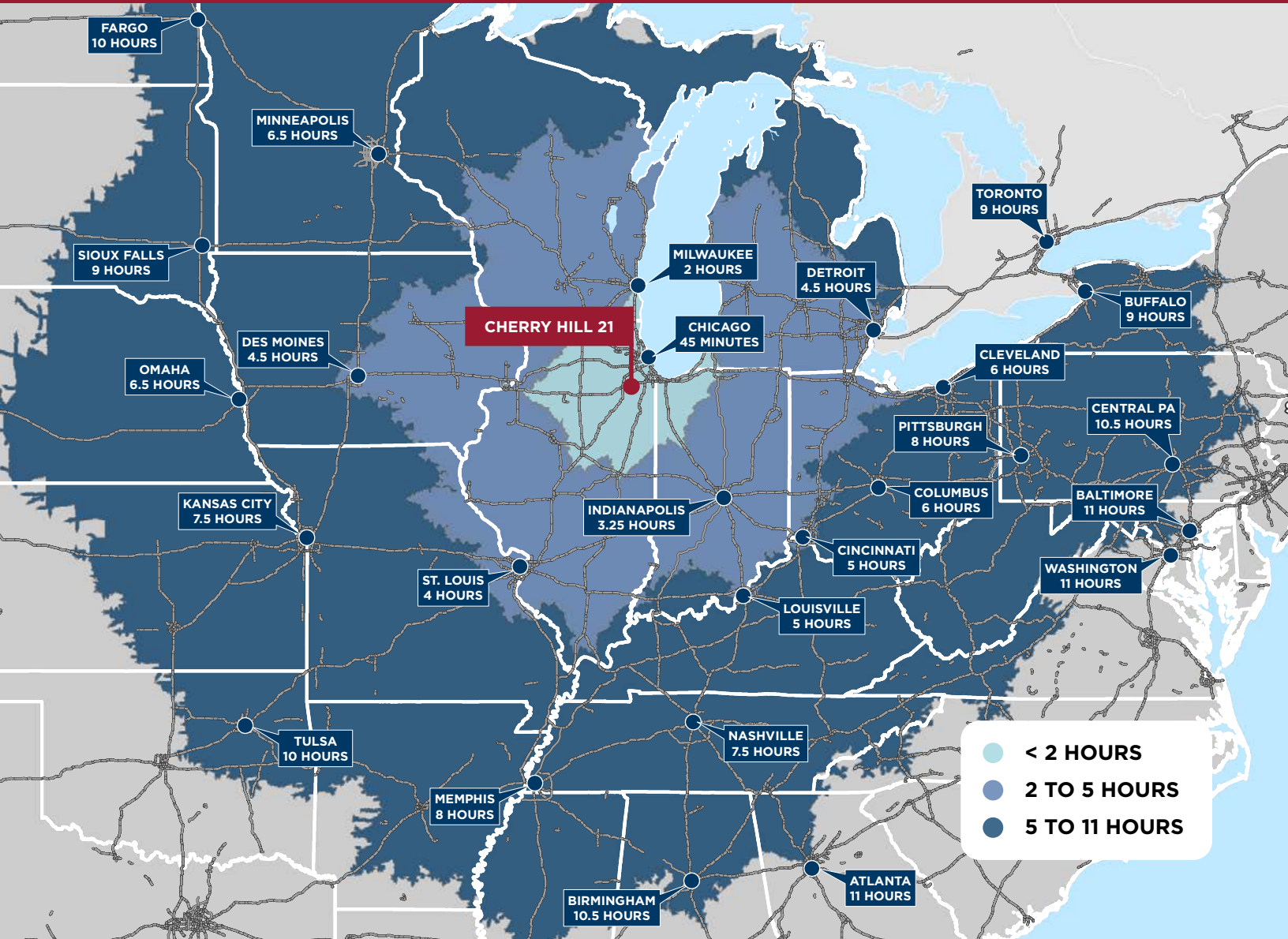
## 30-Mile Radius Demographics:

- Total Population: 4,397,735
- Total Workforce: 2,191,201
- % Blue Collar: 23.3
- % White Collar: 59.8
- % with College Degree: 32.3
- Median HH Income: \$68,673

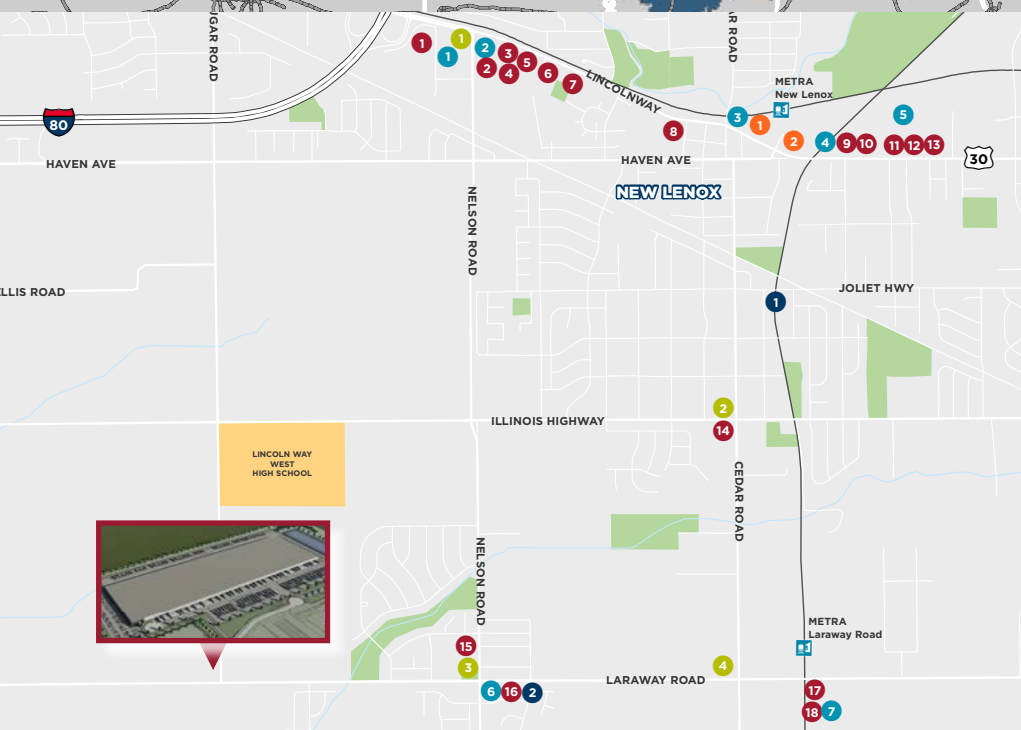


# CHERRY HILL 21

## DRIVE TIMES & AMENITIES



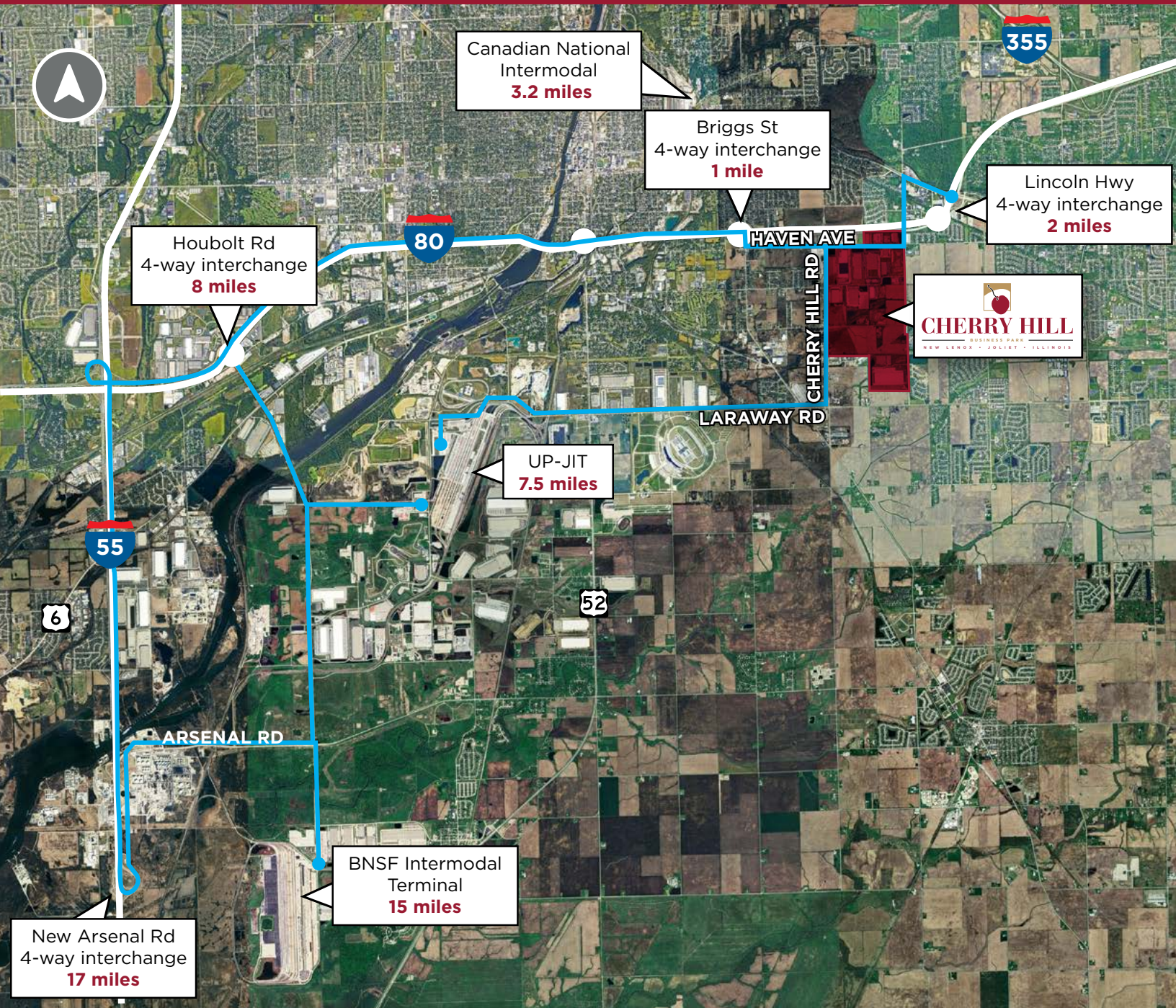
- < 2 HOURS
- 2 TO 5 HOURS
- 5 TO 11 HOURS



- **Coffee**
  - 1 Starbucks
  - 2 Dunkin
- **Fitness**
  - 1 CrossFit New Lenox
  - 2 Anytime Fitness
- **Gas Station**
  - 1 Shell
  - 2 Speedway
  - 3 Mobil
  - 4 Exxon
- **Shopping**
  - 1 Jewel-Osco
  - 2 Walgreens
  - 3 CVS Pharmacy
  - 4 ALDI
  - 5 Walmart
  - 6 CVS Pharmacy
  - 7 Berkot's Super Foods
- **Restaurants**
  - 1 Tom Kelly's Chophouse
  - 2 Buffalo Wild Wings
  - 3 Burger King
  - 4 Beggars Pizza
  - 5 McDonald's
  - 6 Taco Bell
  - 7 White Horse Inn
  - 8 Aurelio's Pizza
  - 9 IHOP
  - 10 Culver's
  - 11 Potbelly
  - 12 Chipotle
  - 13 MOD Pizza
  - 14 Rosati's Pizza
  - 15 Hickory Creek Brewing Co
  - 16 Gina's Cafe
  - 17 Italian Fiesta
  - 18 Arrowhead Ales



# CHERRY HILL BUSINESS PARK CENTRAL LOCATION



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WAKEFIELD**