



# CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

FOR SALE  
OR LEASE

## NEW INDUSTRIAL CONSTRUCTION

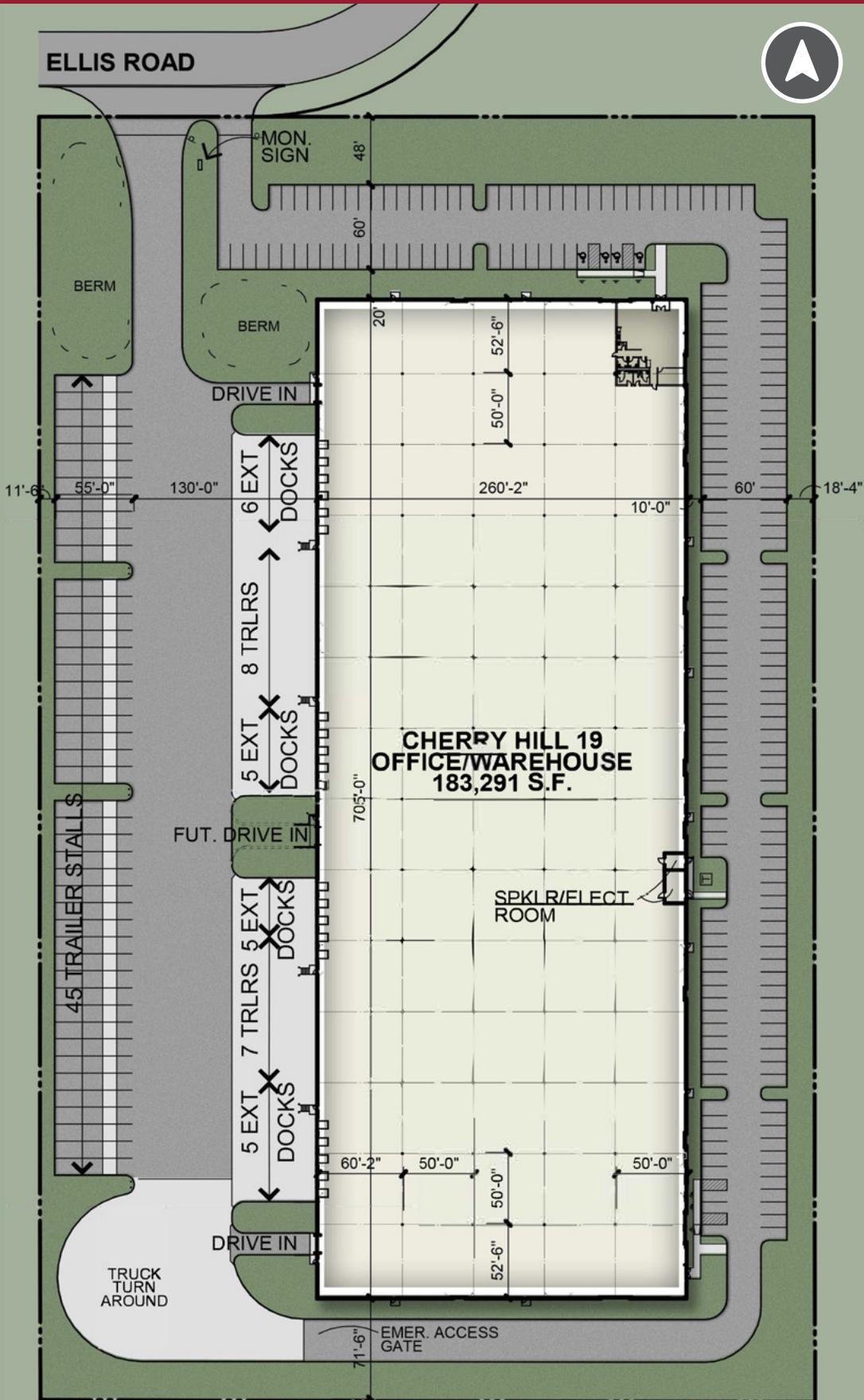
### 183,291 SF (Divisible to 75,000 SF)

CHERRY HILL 19 | IMMEDIATE OCCUPANCY

2800 ELLIS ROAD, JOLIET, ILLINOIS



# CHERRY HILL 19 SITE PLAN & SPECS



**183,291 SF**

Total SF Available  
(Divisible to 75,000 SF)

**2,951 SF**

Office Space

**32'**

Clear Height

**21**

Exterior Docks  
(15 Future Exterior Docks)

**2**

Drive-in Doors  
(1 Future Drive-in Door)

**211**

Car Parking Spaces

**60**

Trailer Stalls

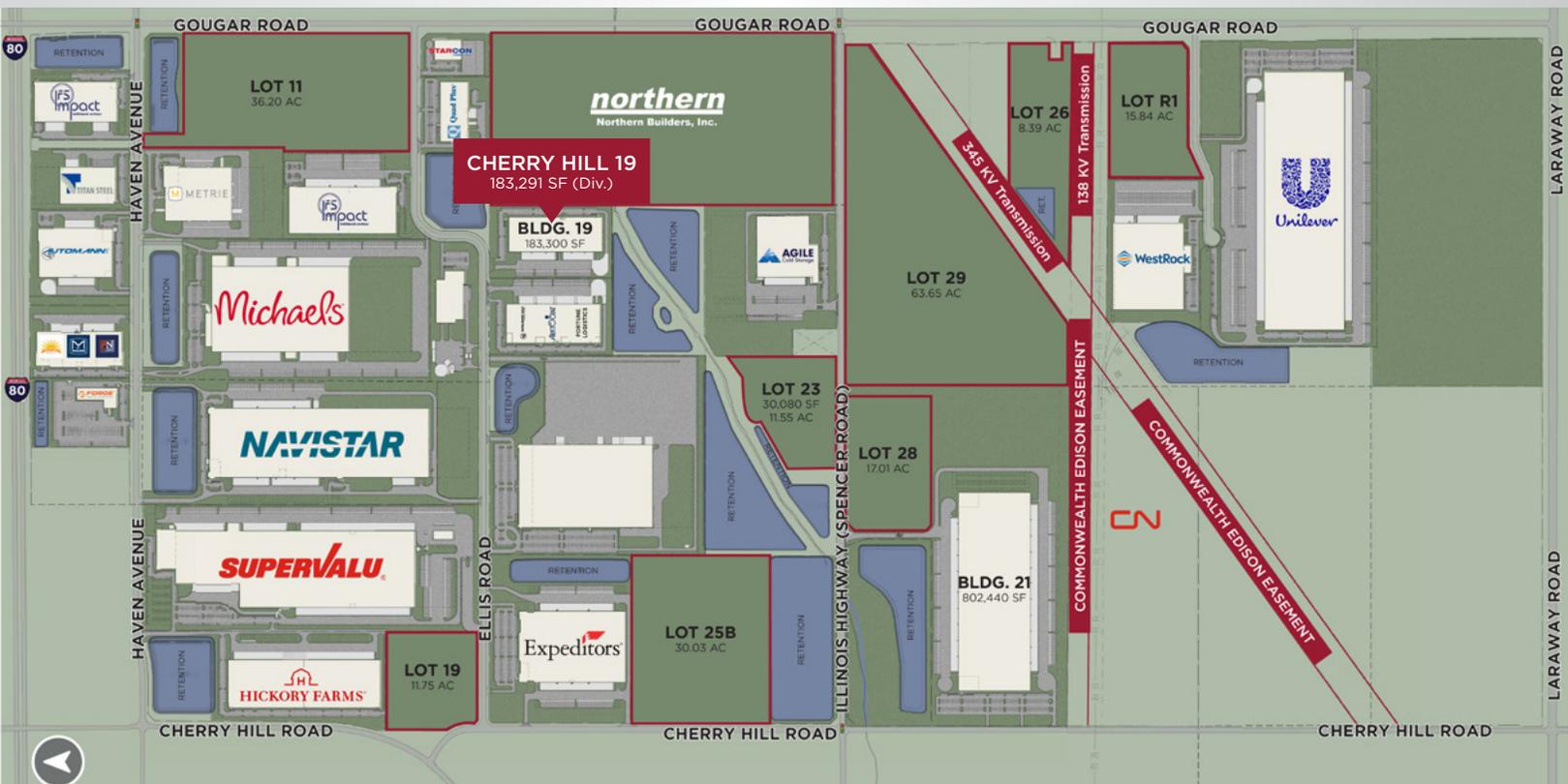
**±11.34**

Acre Site

# CHERRY HILL 19 AERIAL & BUILDING IMAGE



# CHERRY HILL BUSINESS PARK OVERVIEW



## HIGHLIGHTS

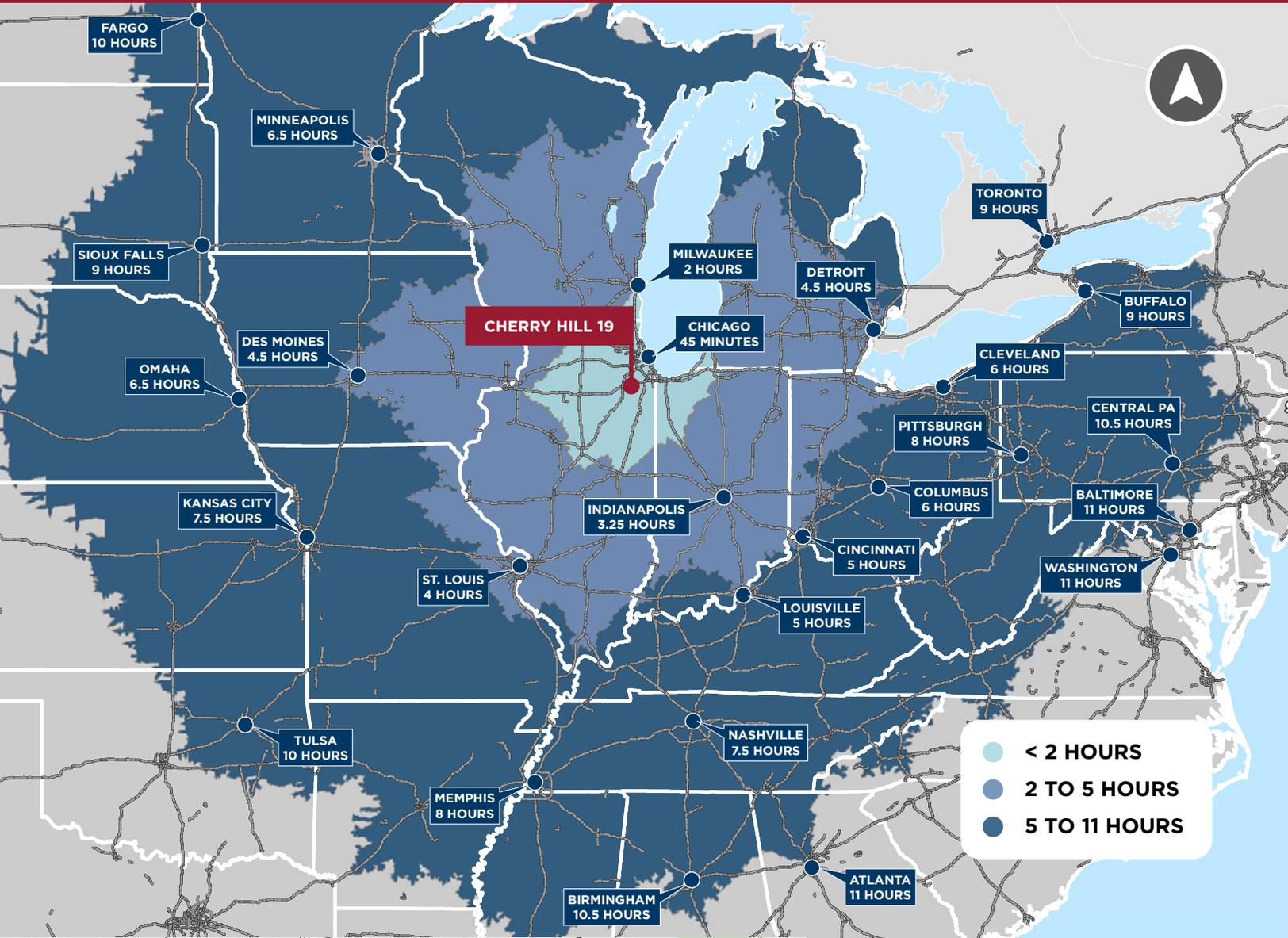
- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Large workforce 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:

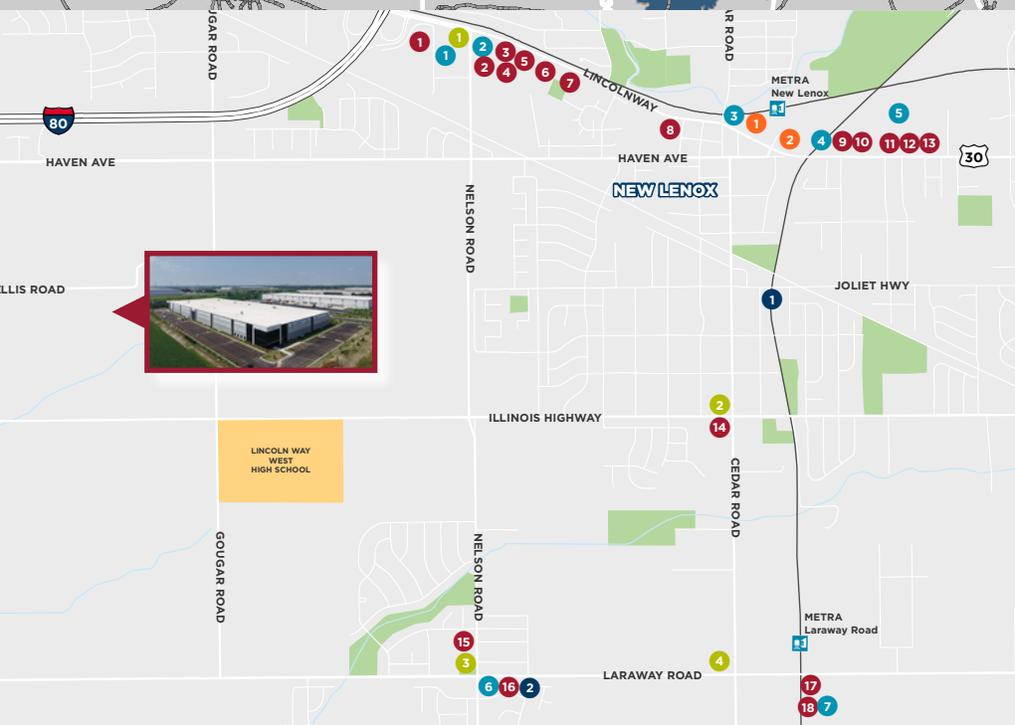
- Total Population: 4,397,735
- Total Workforce: 2,191,201
- % Blue Collar: 23.3
- % White Collar: 59.8
- % with College Degree: 32.3
- Median HH Income: \$68,673

# CHERRY HILL 19

## DRIVE TIMES & AMENITIES

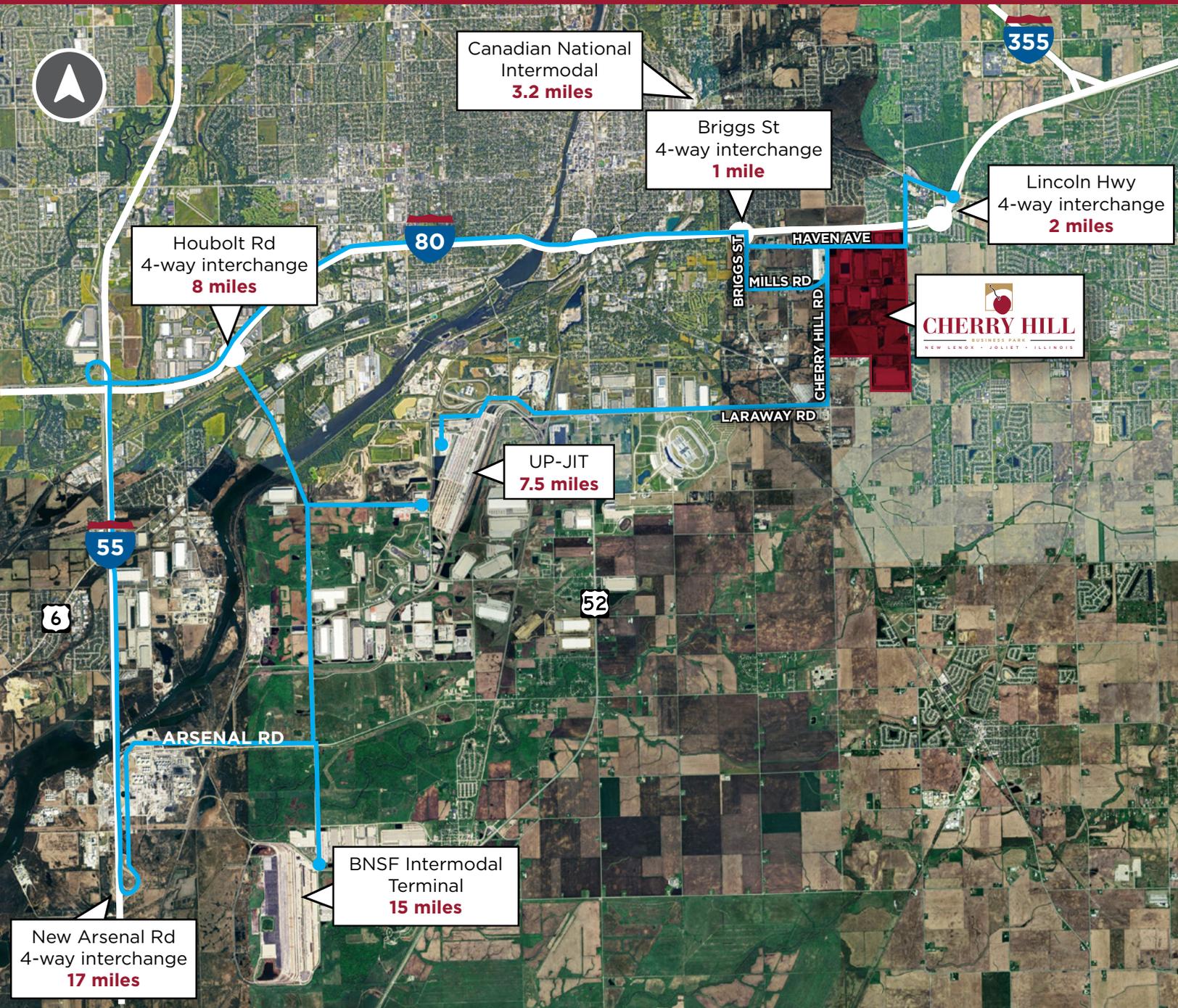


- < 2 HOURS
- 2 TO 5 HOURS
- 5 TO 11 HOURS



- **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



Jason M. West, SIOR  
847 518 3210  
jason.west@cushwake.com

Sean M. Henrick, SIOR  
847 518 3215  
sean.henrick@cushwake.com

Ryan D. Klink  
847 518 3211  
ryan.klink@cushwake.com

Matthew J. Grusecki  
773 266 6438  
mgrusecki@northernbuilders.com

Matthias Trizna  
312 316 8594  
mtrizna@northernbuilders.com

**northern**  
Northern Builders, Inc.

 **CUSHMAN & WAKEFIELD**