

±53,395 SF | FOR SUBLEASE

2401 W. HAVEN AVENUE | NEW LENOX
CHERRY HILL BUSINESS PARK 

AIB compliant



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specifications

| | |
|--------------------|---|
| Available: | ± 53,395 Sq. Ft. ± 2,500 Sq. Ft. (<i>Office</i>) |
| Total Area: | ± 171,394 Sq. Ft. ± 9.38 Acres |
| Clear Height: | 32' |
| Drive-In Overhead: | 1 Door |
| Total Docks: | 4 Exterior Docks (<i>expandable to 8</i>) |
| Parking Provided: | 125 Stalls (<i>expandable</i>) |
| Trailer Stalls: | 4 Stalls (<i>16 stalls to come</i>) |
| Sprinklers: | ESFR |
| Lease Rate: | \$8.50 PSF Net |
| Expiration Date: | July 31 st , 2031 |

highlights



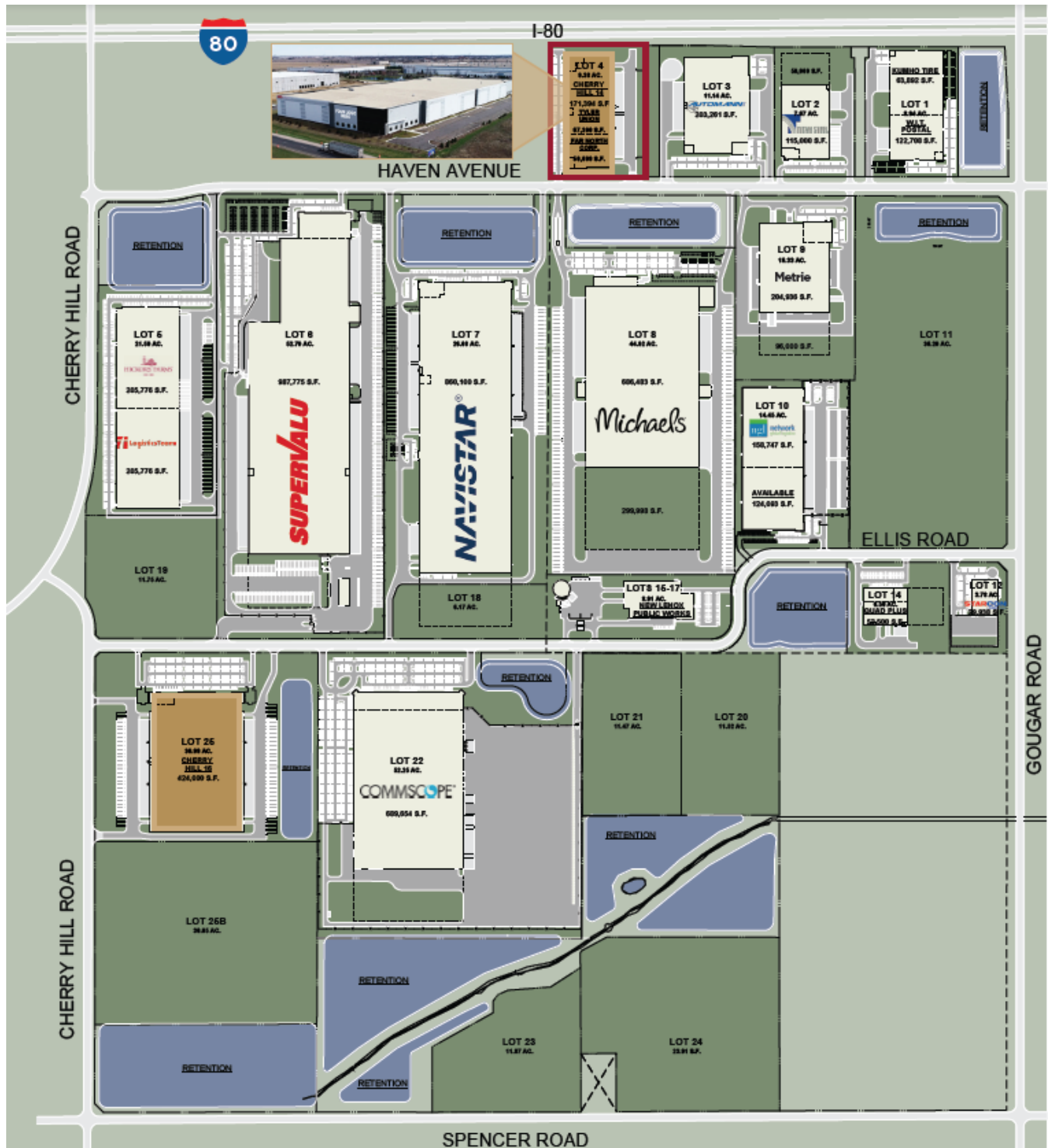
-  AIB Compliant
-  Equipped with Floor Drains
-  Sealed Floors
-  Caulked Floor Joints
-  Advanced Air rotation and Make-Up Units
-  Private Ownership

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ideal corporate neighbors

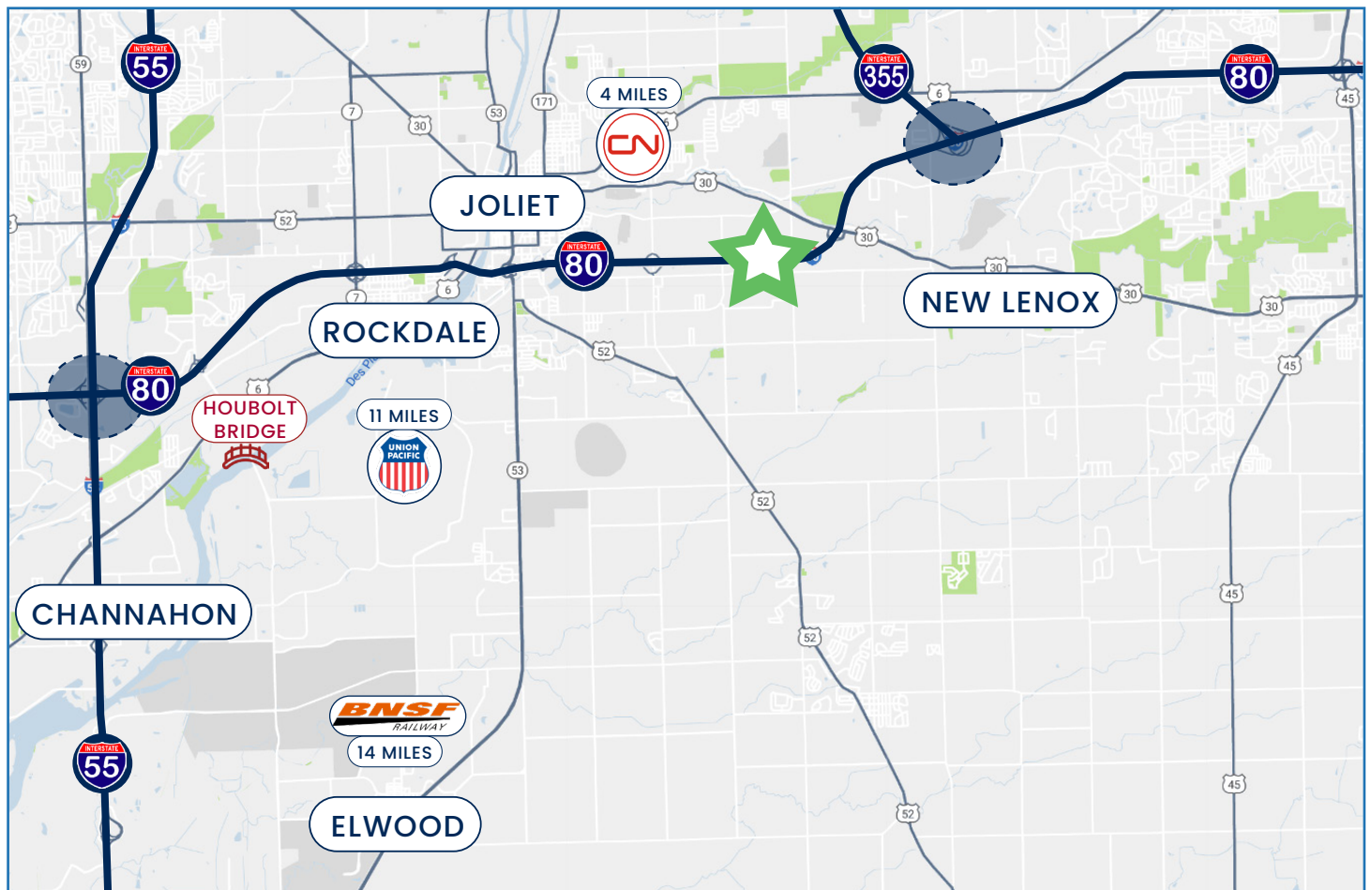


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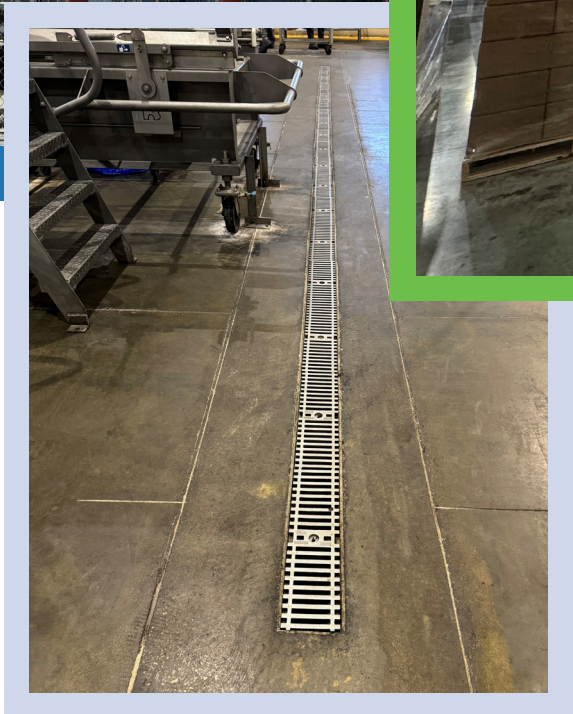
- ✓ prime location between I-55 and I-57
- ✓ easy access to I-355 and I-80
- ✓ prestigious business park with top corporate neighbors
- ✓ active rail service provided by Canadian National Railroad
- ✓ ideal for regional and super-regional distribution
- ✓ abundant skilled labor force
- ✓ low taxes in Will County



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