



CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

FOR SALE
OR LEASE

NEW INDUSTRIAL CONSTRUCTION 103,933 SF AVAILABLE (Divisible to 39,024 SF)

CHERRY HILL 19 | IMMEDIATE OCCUPANCY
2800 ELLIS ROAD, JOLIET, ILLINOIS

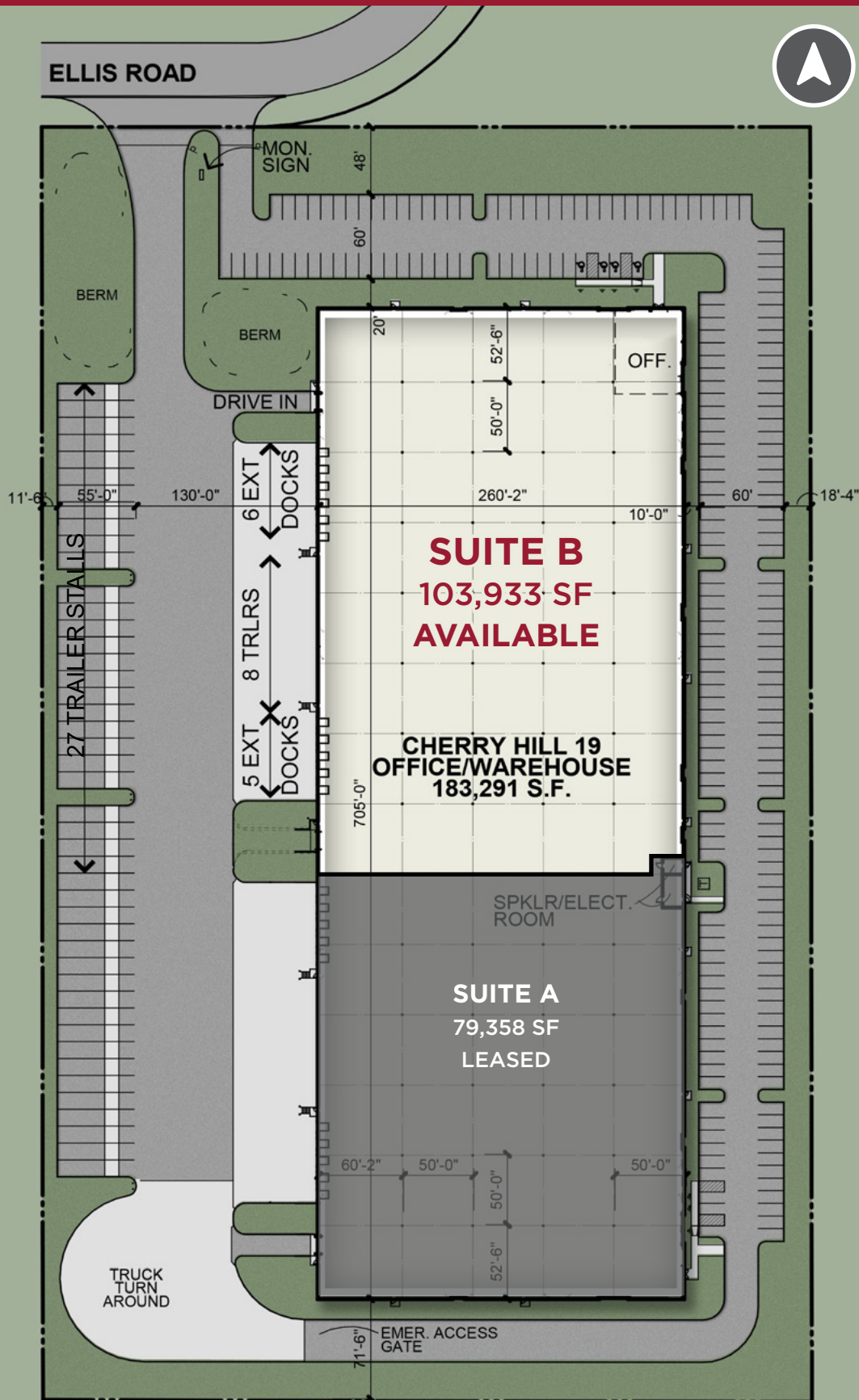


northern

**CUSHMAN &
WAKEFIELD**

www.cherryhillbusinesspark.com

CHERRY HILL 19 SITE PLAN & SPECS



183,291 SF

Building Size

103,933 SF

Available for Lease
(Divisible)

2,951 SF

Office Space

32'

Clear Height

11

Exterior Docks
(Expandable to 19)

1

Drive-in Door

211

Car Parking Spaces
(Building)

27

Trailer Stalls

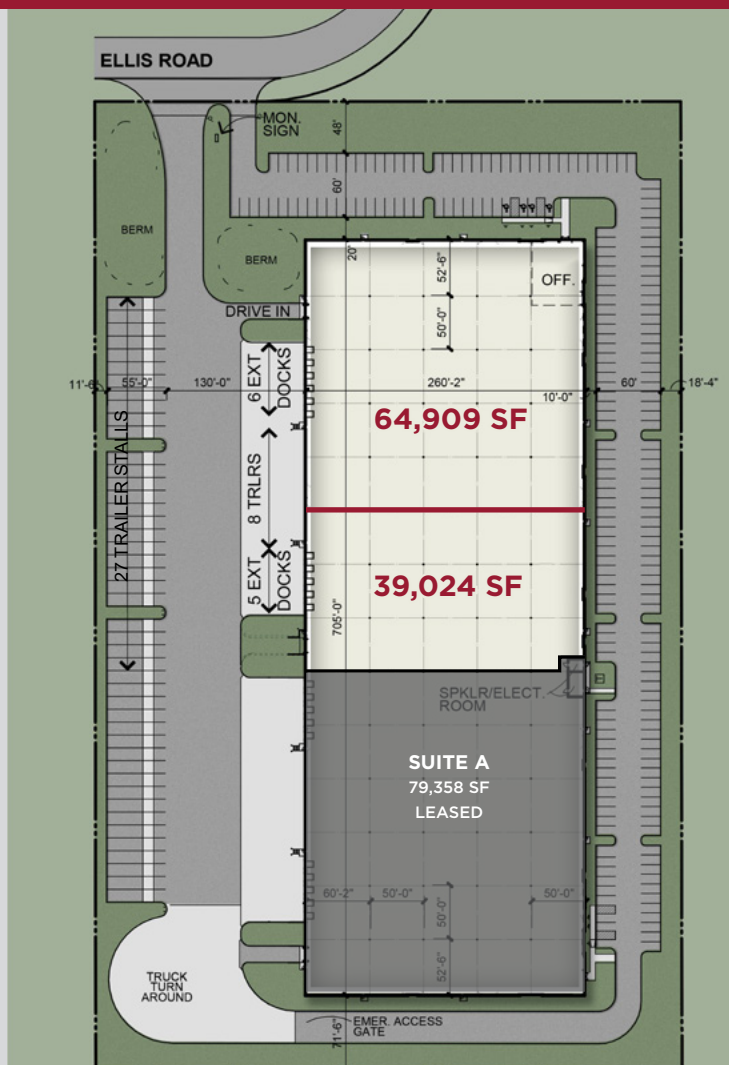
±11.34

Acre Site

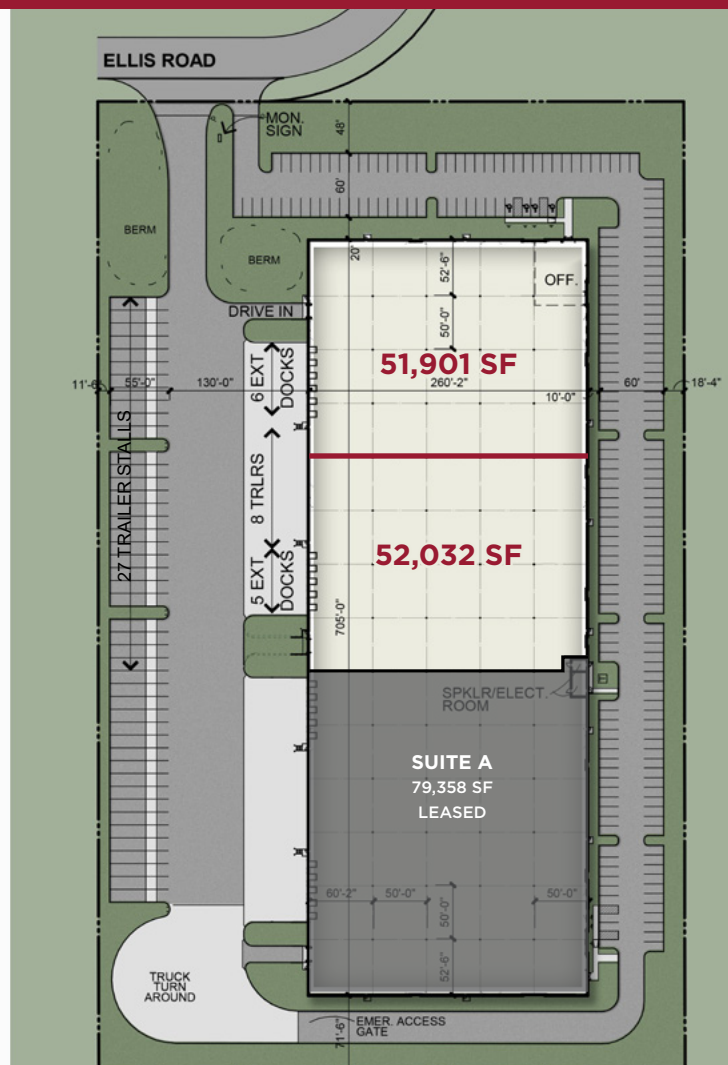


SPEC OFFICE
NOW COMPLETE!

CHERRY HILL 19



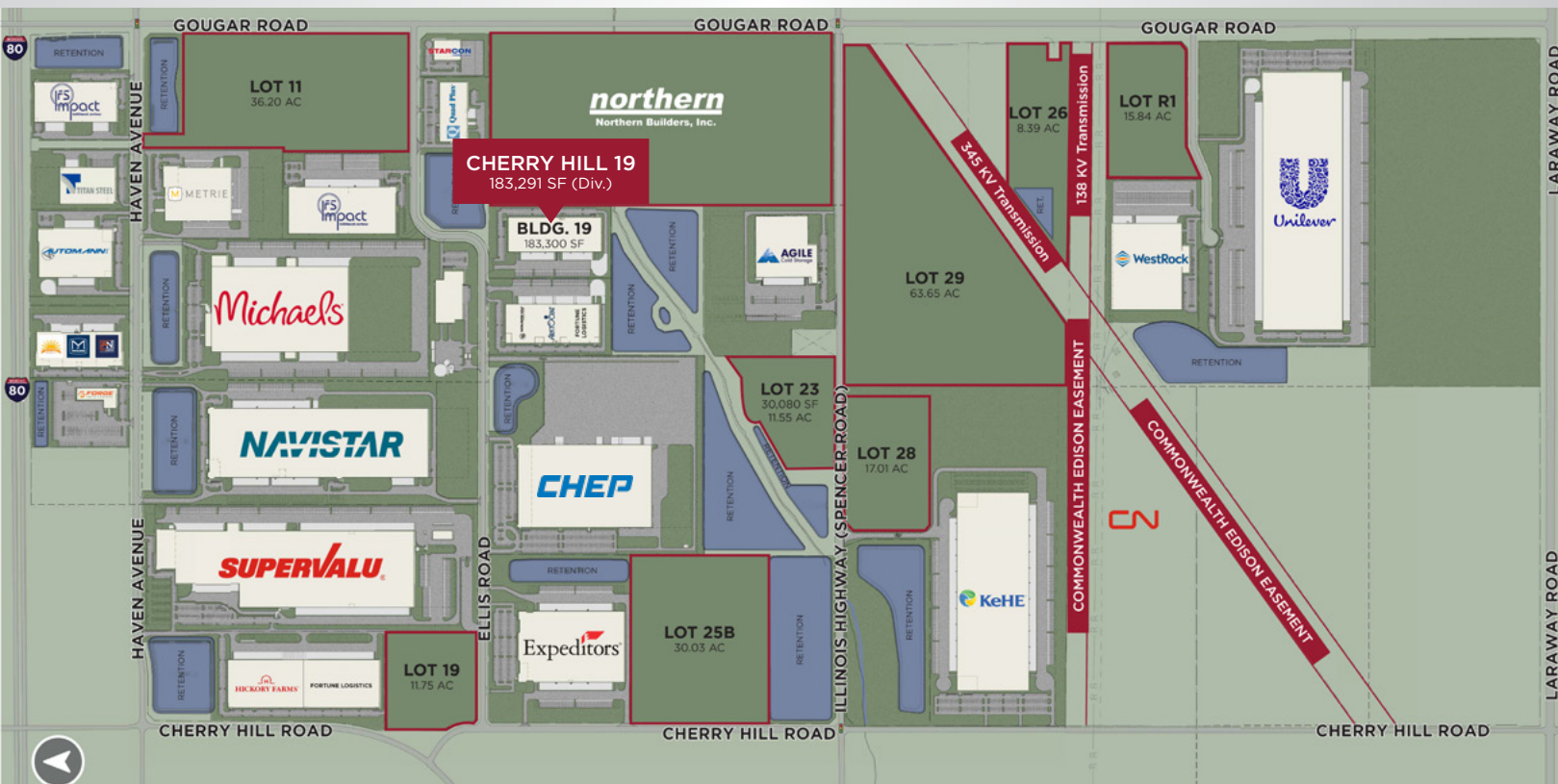
TENANT PLAN OPTION 1



TENANT PLAN OPTION 2



CHERRY HILL BUSINESS PARK OVERVIEW & ACCESS



HIGHLIGHTS

- Strategic location between I-55 & I-355
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened 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

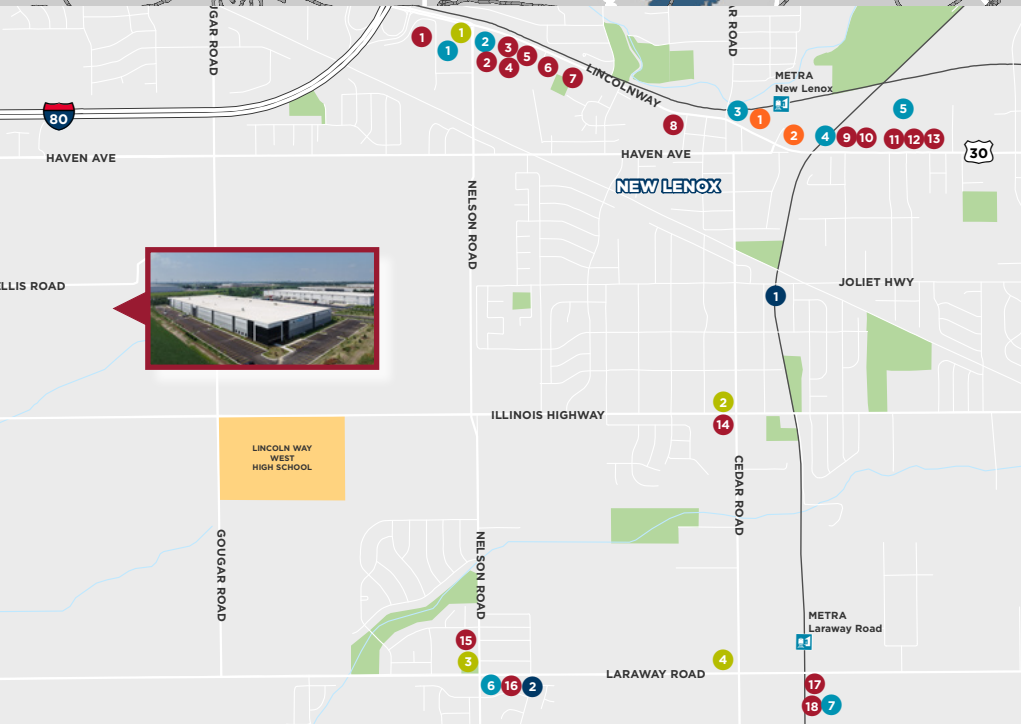
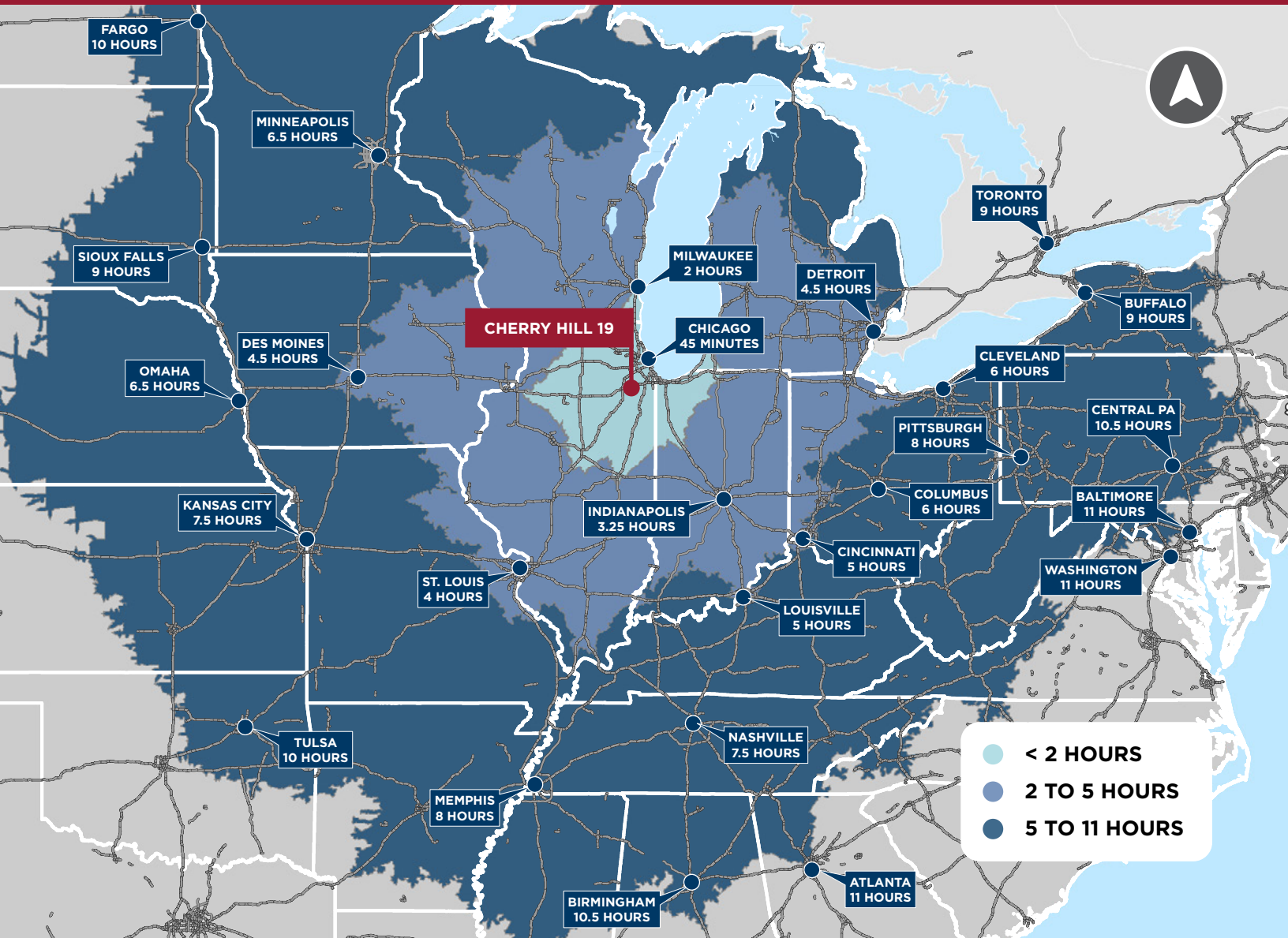


30-Mile Radius Demographics:

- 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



Coffee

- 1 Starbucks
- 2 Dunkin'

Fitness

- 1 CrossFit New Lenox
- 2 Anytime Fitness

Gas Station

- 1 Shell
- 2 Speedway
- 3 Mobil
- 4 Exxon

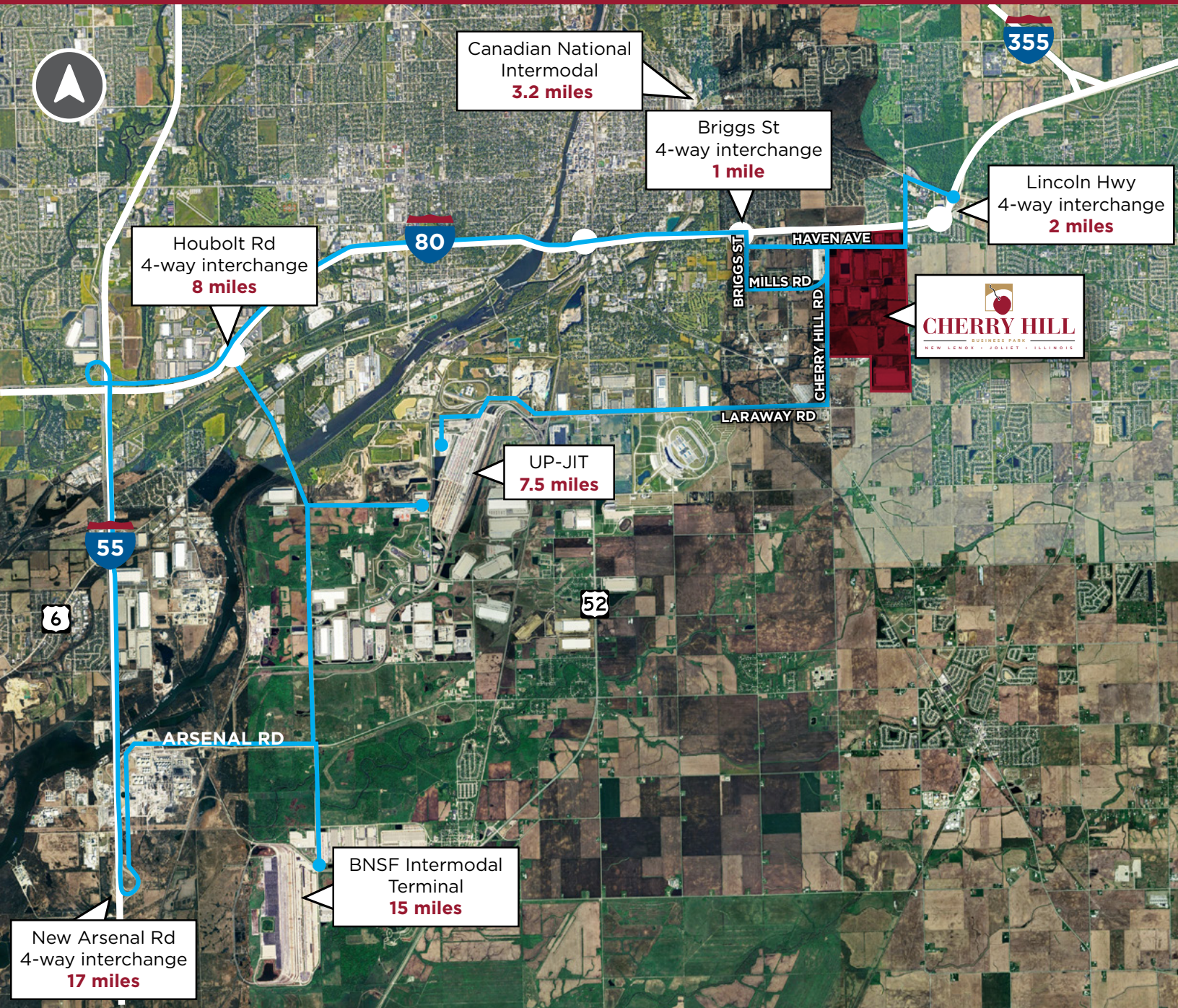
Shopping

- 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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