

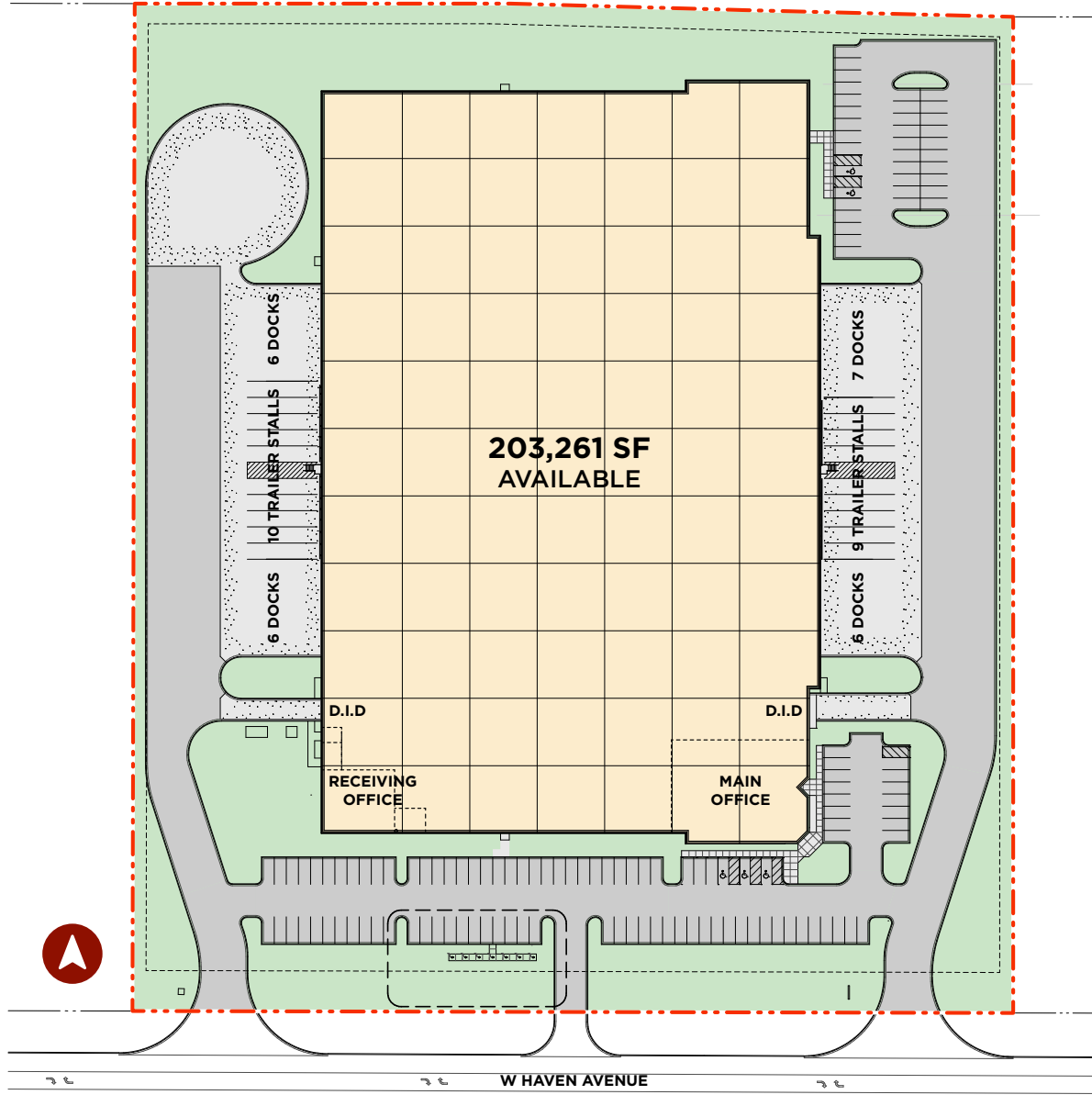


2301 W HAVEN AVE, NEW LENOX

FOR LEASE | 203,261 SF

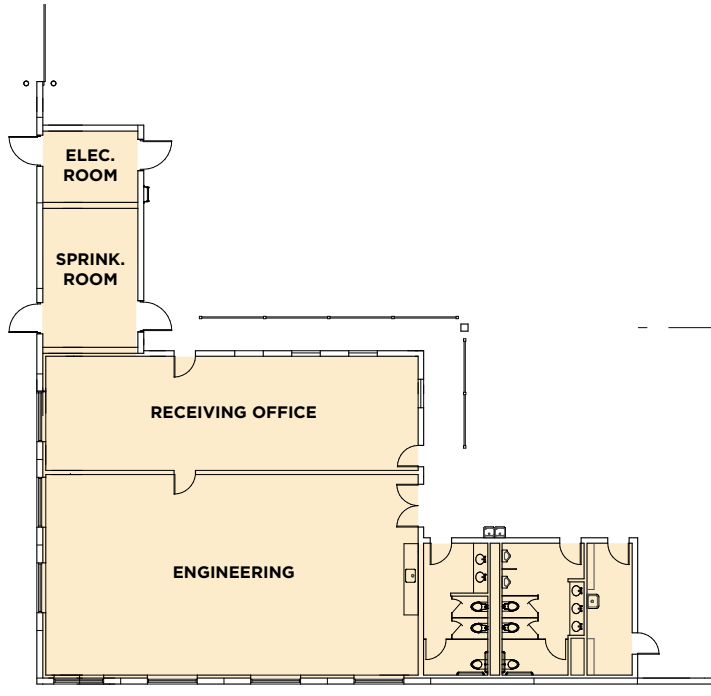
High Image Free Standing Building on 11.14 Acre Site

PROPERTY OVERVIEW

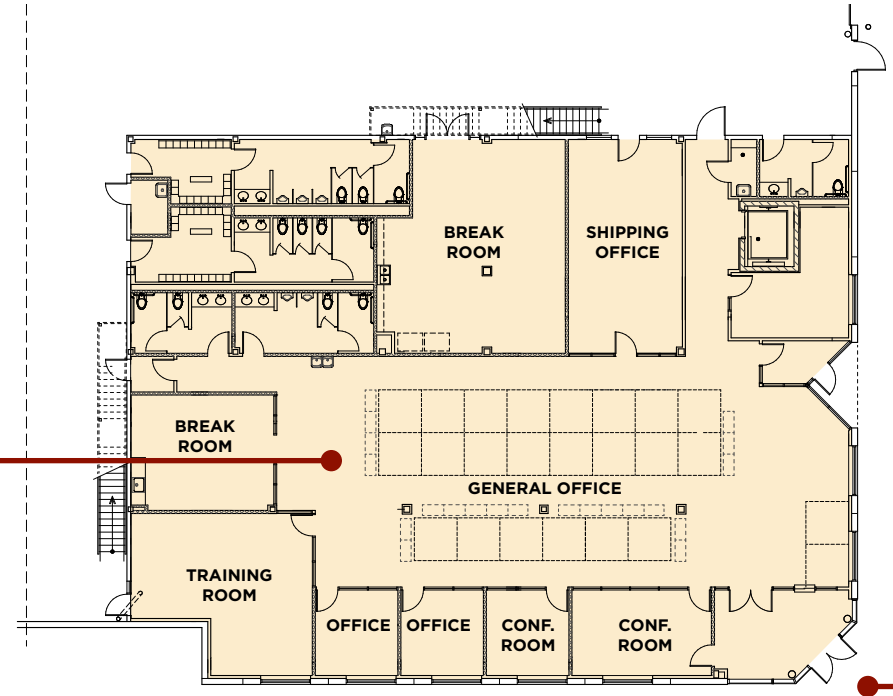


Site Size	11.14 Acres
Building Size	203,261 SF
Office	7,000 SF
2nd Floor Mezzanine	7,000 SF
Receiving Office	2,500 SF
Warehouse	193,761 SF
Clear Height	36'
Loading	25 Exterior Docks
Drive-in Doors	2
Car Parking	134 Stalls
Trailer Parking	19 Stalls
Year Built	2019
Lighting	LED 30 FC
Sprinkler	ESFR
Power	1,600 Amps 277/480 Volts

OFFICE PLANS



RECEIVING OFFICE - 2,500 SF



MAIN OFFICE - 7,000 SF

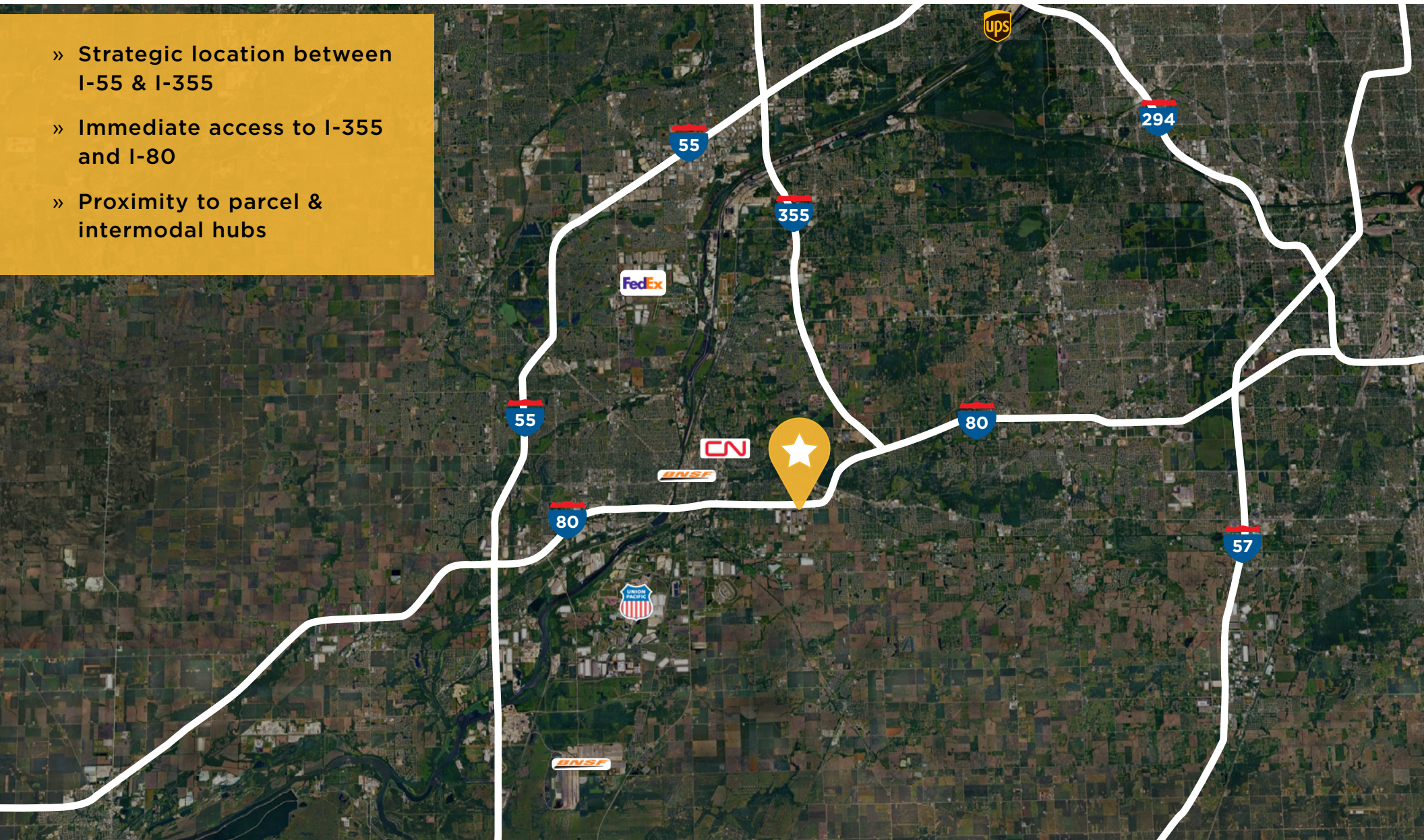


2301 W HAVEN AVE, NEW LENOX | 203,261 SF FOR LEASE

ACCESS & PROXIMITY



- » Strategic location between I-55 & I-355
- » Immediate access to I-355 and I-80
- » Proximity to parcel & intermodal hubs



2301 W HAVEN AVE, NEW LENOX | 203,261 SF FOR LEASE

NOTABLE NEIGHBORS

» World-class business park with prestigious corporate neighbors

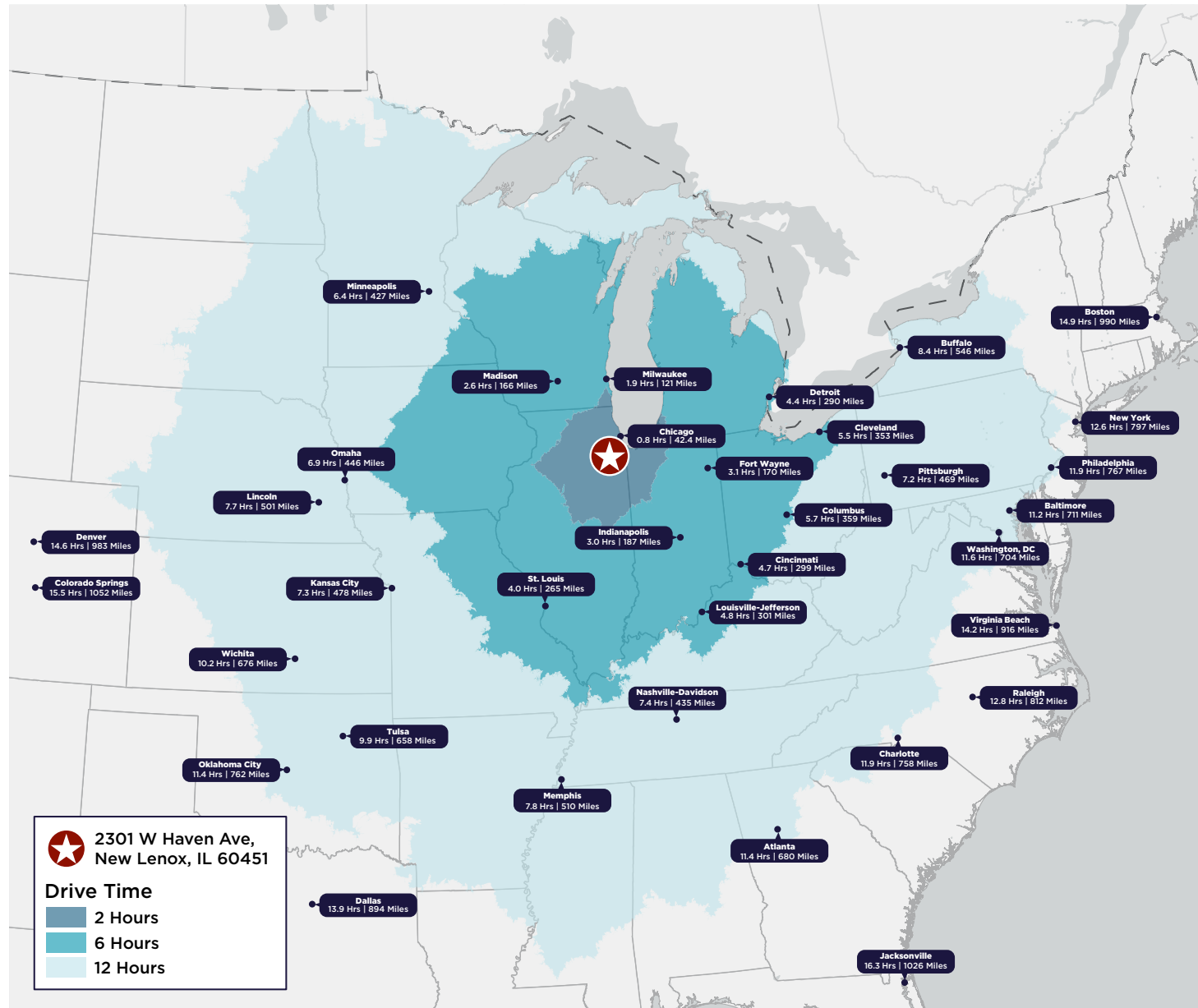


2301 W HAVEN AVE, NEW LENOX | 203,261 SF FOR LEASE

LOCATION & DRIVE TIME



- » Centrally located for regional and super-regional distribution
- » Large workforce with skilled labor
- » State, county, municipal tax incentives available
- » Low Will County taxes



2301 W HAVEN AVE, NEW LENOX | 203,261 SF FOR LEASE

AERIAL



2301 W HAVEN AVE, NEW LENOX | 203,261 SF FOR LEASE

2301 W HAVEN AVE, NEW LENOX | 203,261 SF FOR LEASE



- » High Image Free Standing Building
- » Functional Layout
- » Heavy Manufacturing Amenities
- » I-80 Frontage / Visibility

CONTACT

SEAN HENRICK, SIOR
Vice Chair
+1 847 518 3215
sean.henrick@cushwake.com

JASON WEST, SIOR
Executive Vice Chair
+1 847 518 3210
jason.west@cushwake.com

RYAN KLINK
Managing Director
+1 847 518 3211
ryan.klink@cushwake.com

LOGAN BROUWER
Associate
+1 312 470 3822
logan.brouwer@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.