



# CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

BUILD-TO-SUIT  
SALE OR LEASE

## PRIME BUSINESS PARK OPPORTUNITY WITH OPTIMAL ACCESS



# WORLD-CLASS BUSINESS PARK WITH PRESTIGIOUS CORPORATE NEIGHBORS

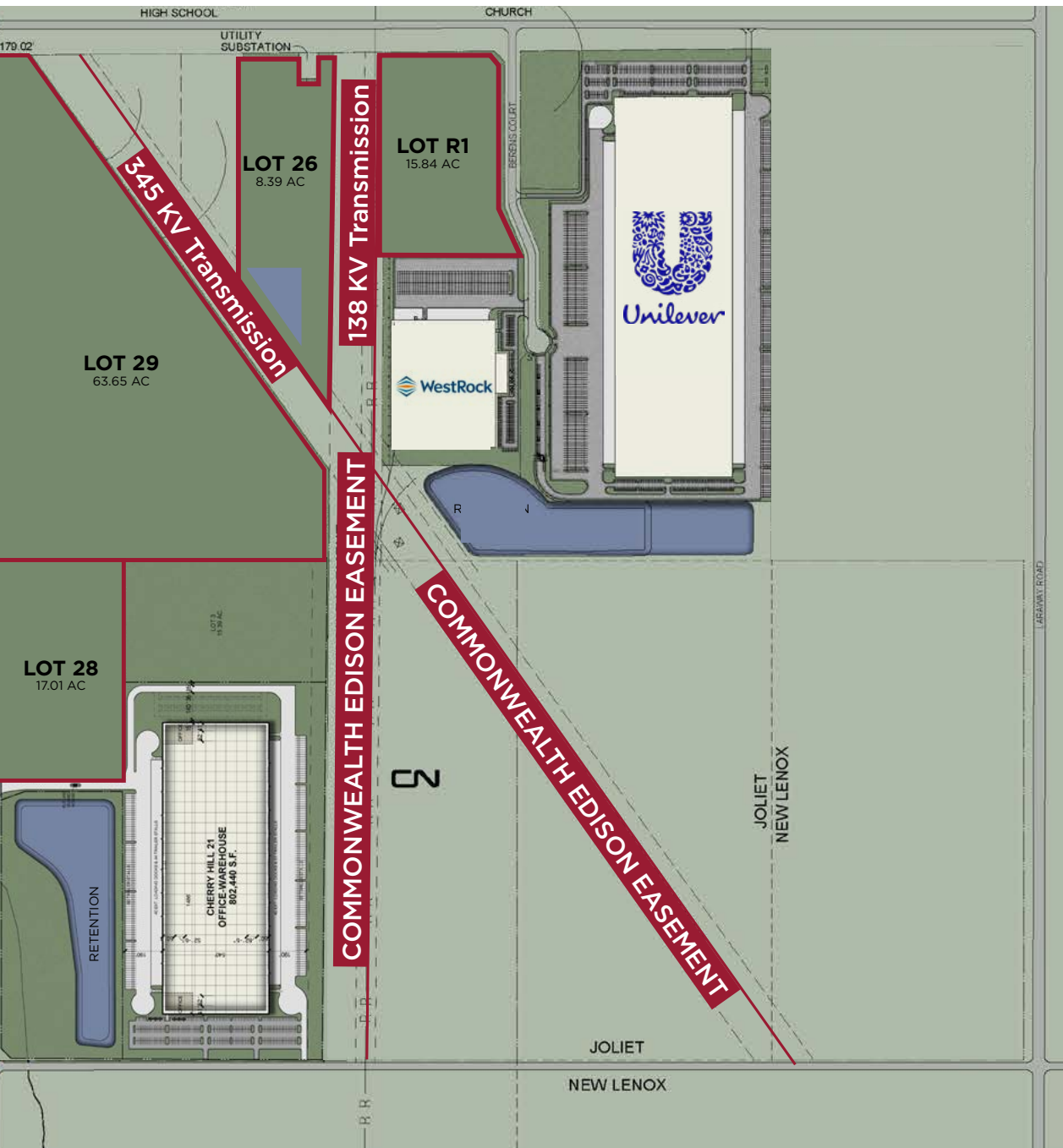


## HIGHLIGHTS

- Strategic location between I-55 and I-57
- Immediate access to I-355 and I-80
- Pad ready build-to-suit sites available from 25,000 SF to 1,500,000 SF
- Direct, active rail service via the Canadian National Railroad
- Centrally located for regional and super-regional distribution



# DATA CENTER ♦ RAIL ♦ COLD STORAGE ♦ MANUFACTURING ♦ DISTRIBUTION

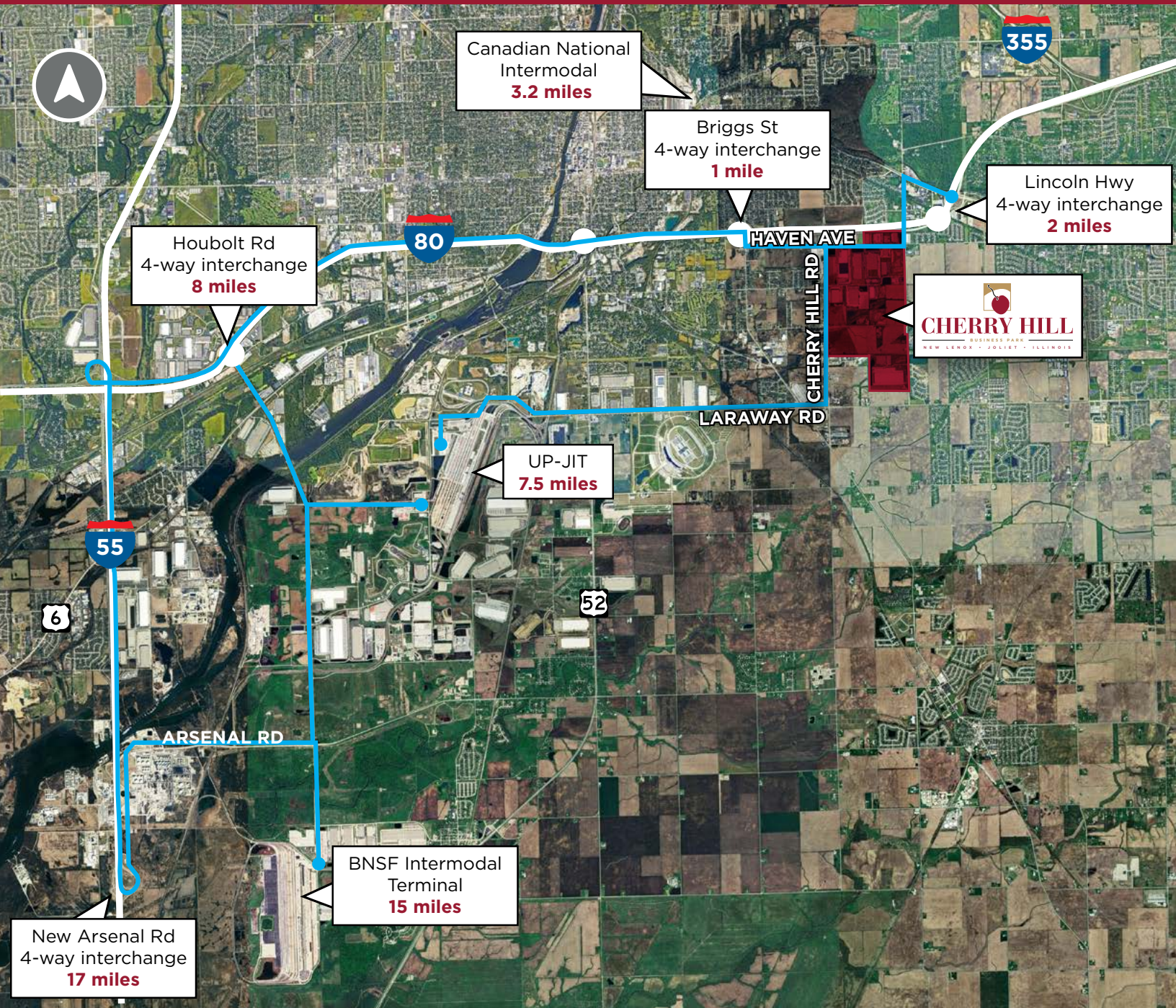


AVAILABILITY
LOT 11 <b>36.20 AC</b>
LOT 19 <b>11.75 AC</b>
BUILDING #19 <b>183,300 SF</b>
LOT 23 <b>11.87 AC</b>
LOT 25B <b>30.03 AC</b>
LOT 26 <b>8.39 AC</b>
BUILDING #21 <b>802,440 SF</b> (EXPANDABLE TO 1,195,560 SF)
LOT 28 <b>17.01 AC</b>
LOT 29 <b>63.65 AC</b>
LOT R1 <b>15.84 AC</b>

- Large workforce with skilled labor
- State, County and Municipal tax incentives available
- Low Will County taxes
- Established, private ownership
- Full-service development company with in-house construction



# CHERRY HILL BUSINESS PARK CENTRAL LOCATION



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 **CUSHMAN &  
WAKEFIELD**