

BUILD-TO-SUIT
SALE OR LEASE



CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

PRIME BUSINESS PARK OPPORTUNITY WITH OPTIMAL ACCESS

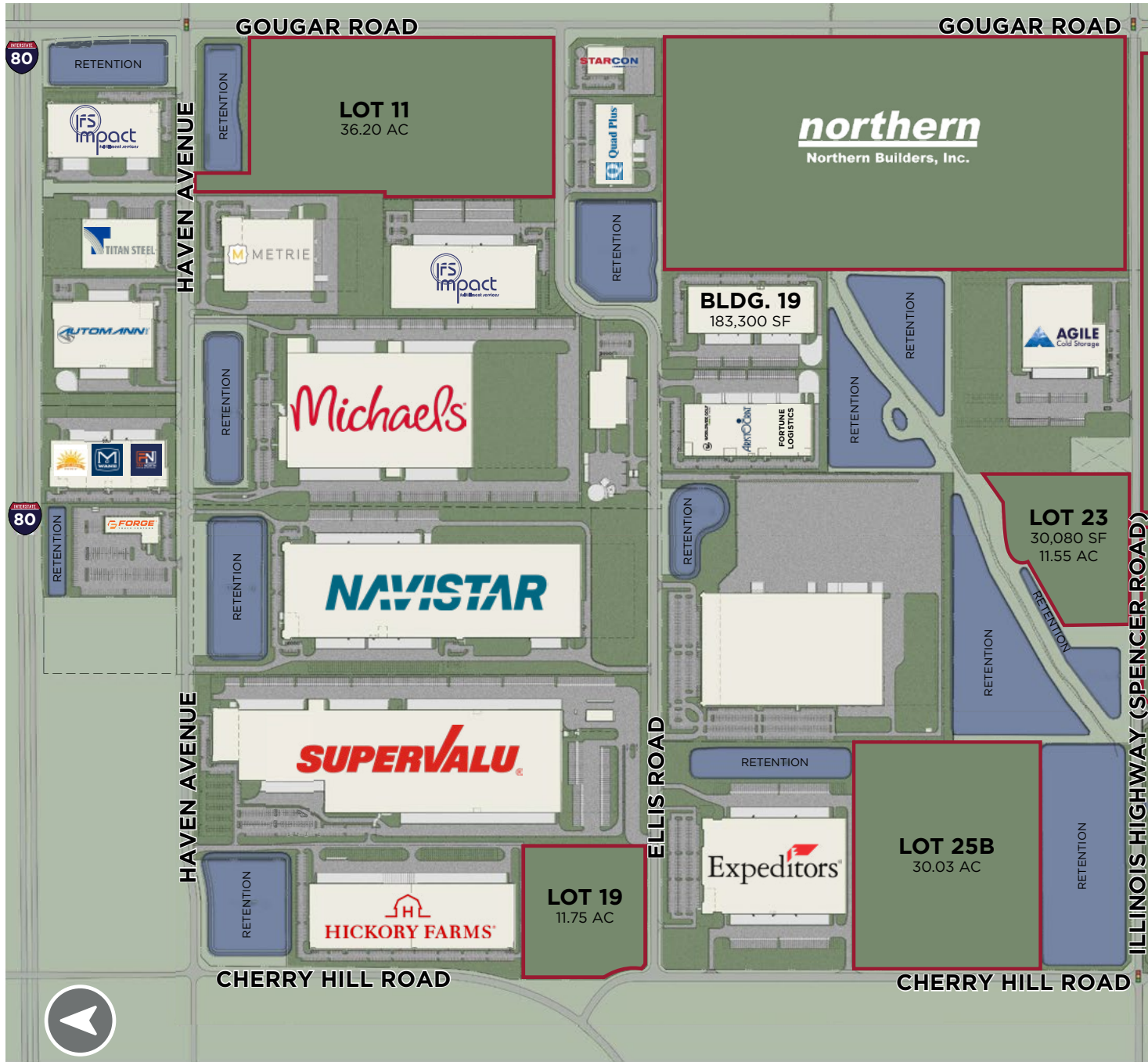


northern
Northern Builders, Inc.

**CUSHMAN &
WAKEFIELD**

www.cherryhillbusinesspark.com

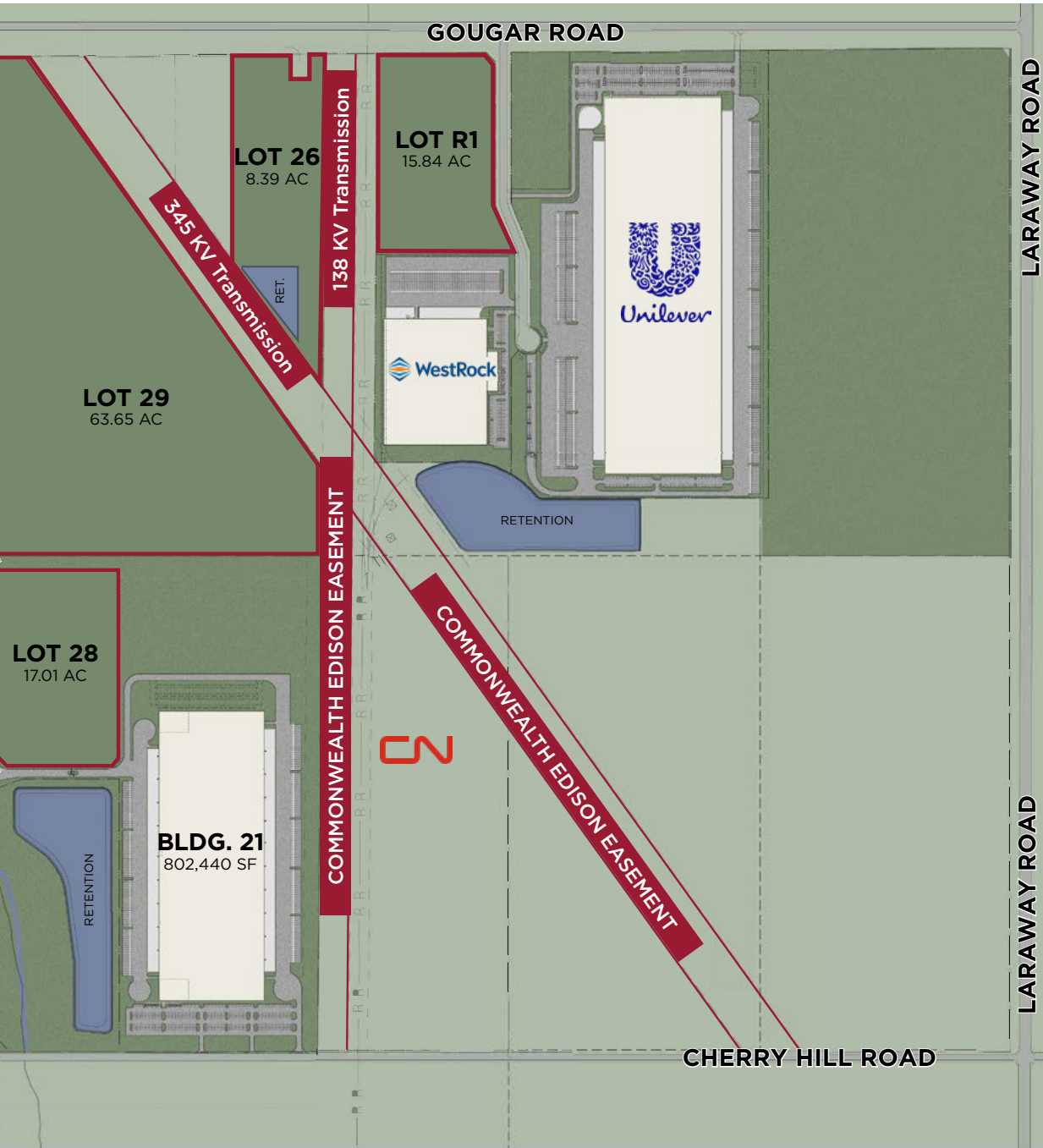
WORLD-CLASS BUSINESS PARK WITH PRESTIGIOUS CORPORATE NEIGHBORS



HIGHLIGHTS

- Strategic location between I-55 and I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- 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

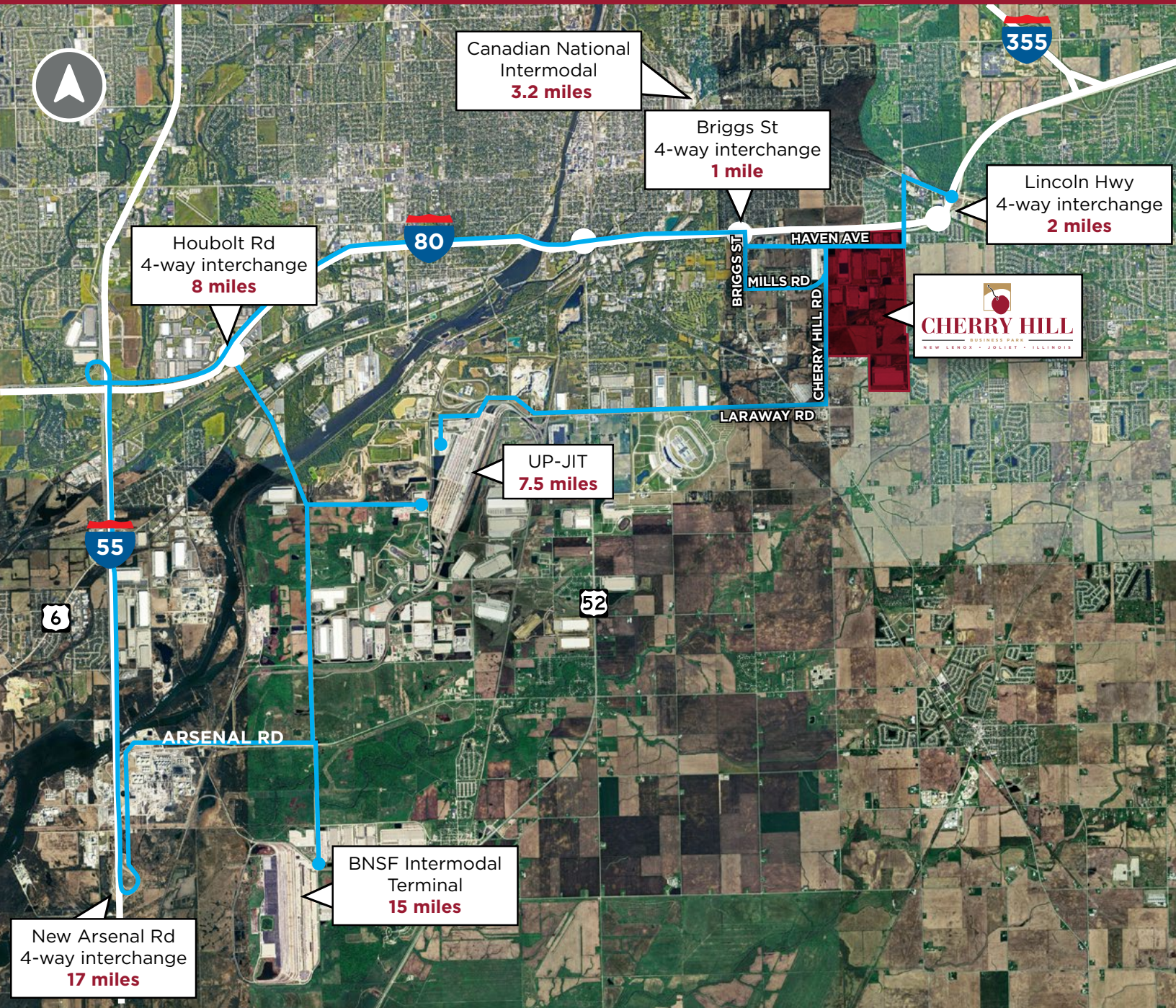
DATA CENTER ♦ RAIL ♦ COLD STORAGE ♦ MANUFACTURING ♦ DISTRIBUTION



AVAILABILITY	
LOT 11	36.20 AC
LOT 19	11.75 AC
BUILDING #19	183,300 SF (Divisible to 75,000 SF)
LOT 23	30,080 SF (Truck Terminal)
LOT 25B	30.03 AC
LOT 26	8.39 AC
BUILDING #21	802,440 SF (Expandable to 1,195,560 SF; Divisible)
LOT 28	17.01 AC
LOT 29	63.65 AC
LOT R1	15.84 AC

- 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



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**