

FOR LEASE



CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

BRAND NEW INDUSTRIAL BUILDING 802,440 SF (Expandable to 1,195,560 SF; Divisible)

21533 SOUTH CHERRY HILL ROAD, JOLIET, ILLINOIS

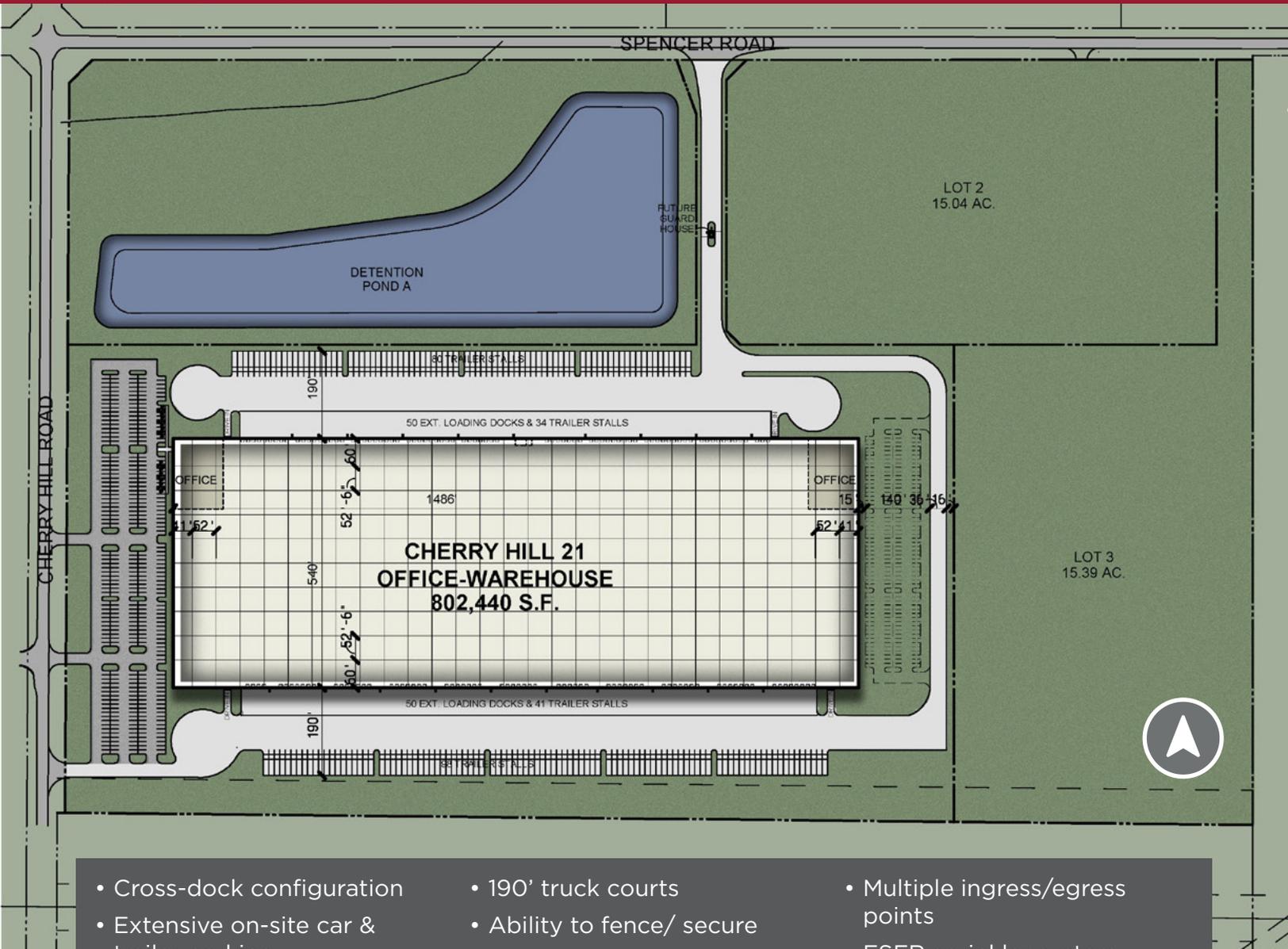


CHERRY HILL 21



www.cherryhillbusinesspark.com

CHERRY HILL 21 SITE PLAN & SPECS



- Cross-dock configuration
- Extensive on-site car & trailer parking
- 60' speed bays
- 190' truck courts
- Ability to fence/ secure
- LED lighting with motion sensors
- Multiple ingress/egress points
- ESFR sprinkler system

802,440 SF
(Expandable to 1,195,560 SF; Divisible)

To Suit
Office Space

40'
Clear Height

52'x52'
Typical Bays

100
Exterior Docks
(Expandable)

4
Drive-in Doors

273
Trailer Stalls
(Expandable)

386
Car Parking Spaces
(Expandable)

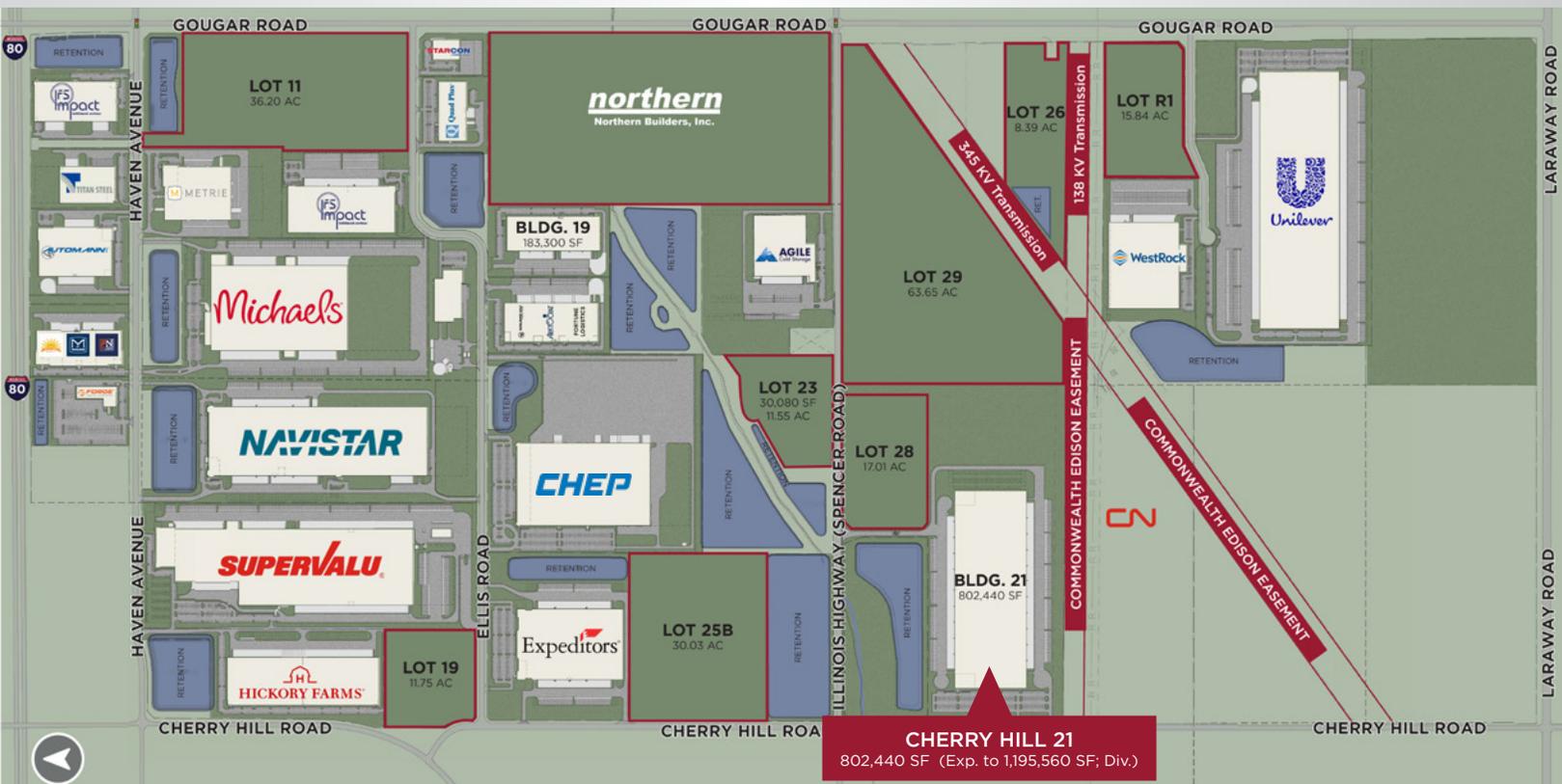
CHERRY HILL 21 AERIAL & BUILDING IMAGE



Prime location for distribution, e-commerce, manufacturing and 3PL users.



CHERRY HILL BUSINESS PARK OVERVIEW



HIGHLIGHTS

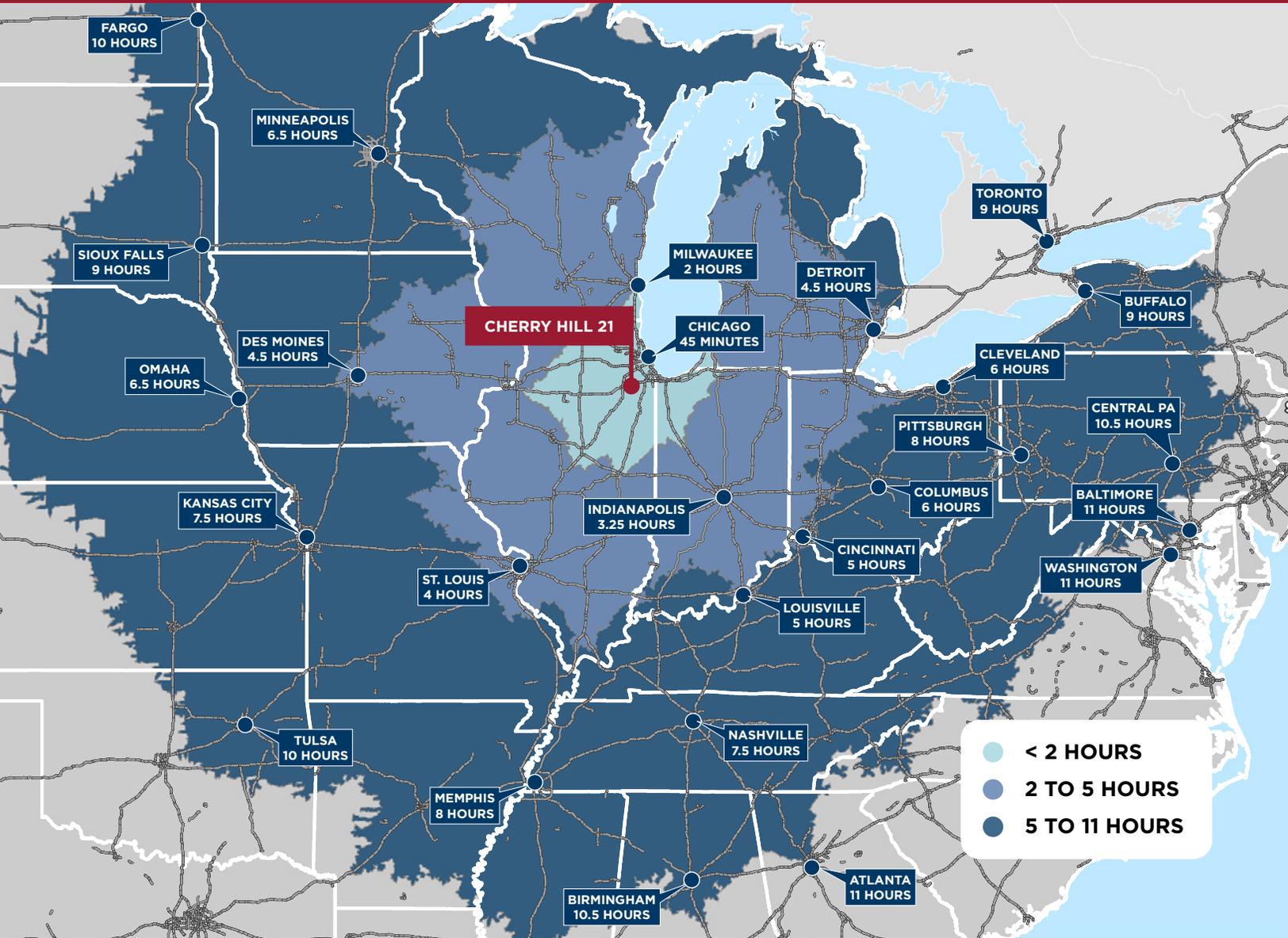
- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Large workforce 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:

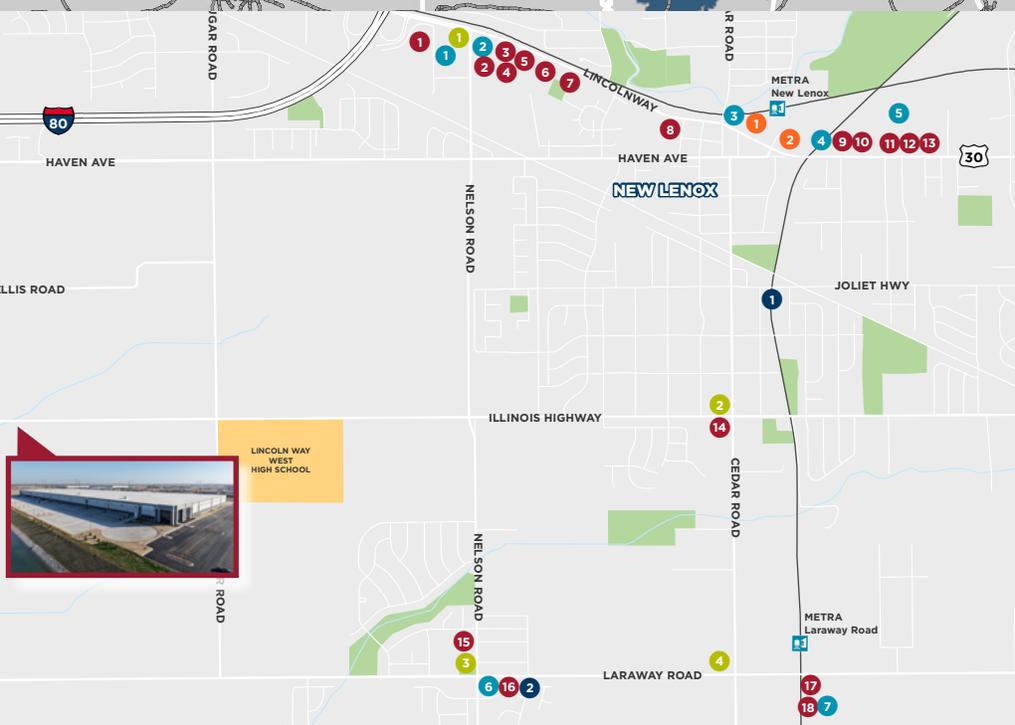
- Total Population: 4,397,735
- Total Workforce: 2,191,201
- % Blue Collar: 23.3
- % White Collar: 59.8
- % with College Degree: 32.3
- Median HH Income: \$68,673

CHERRY HILL 21

DRIVE TIMES & AMENITIES



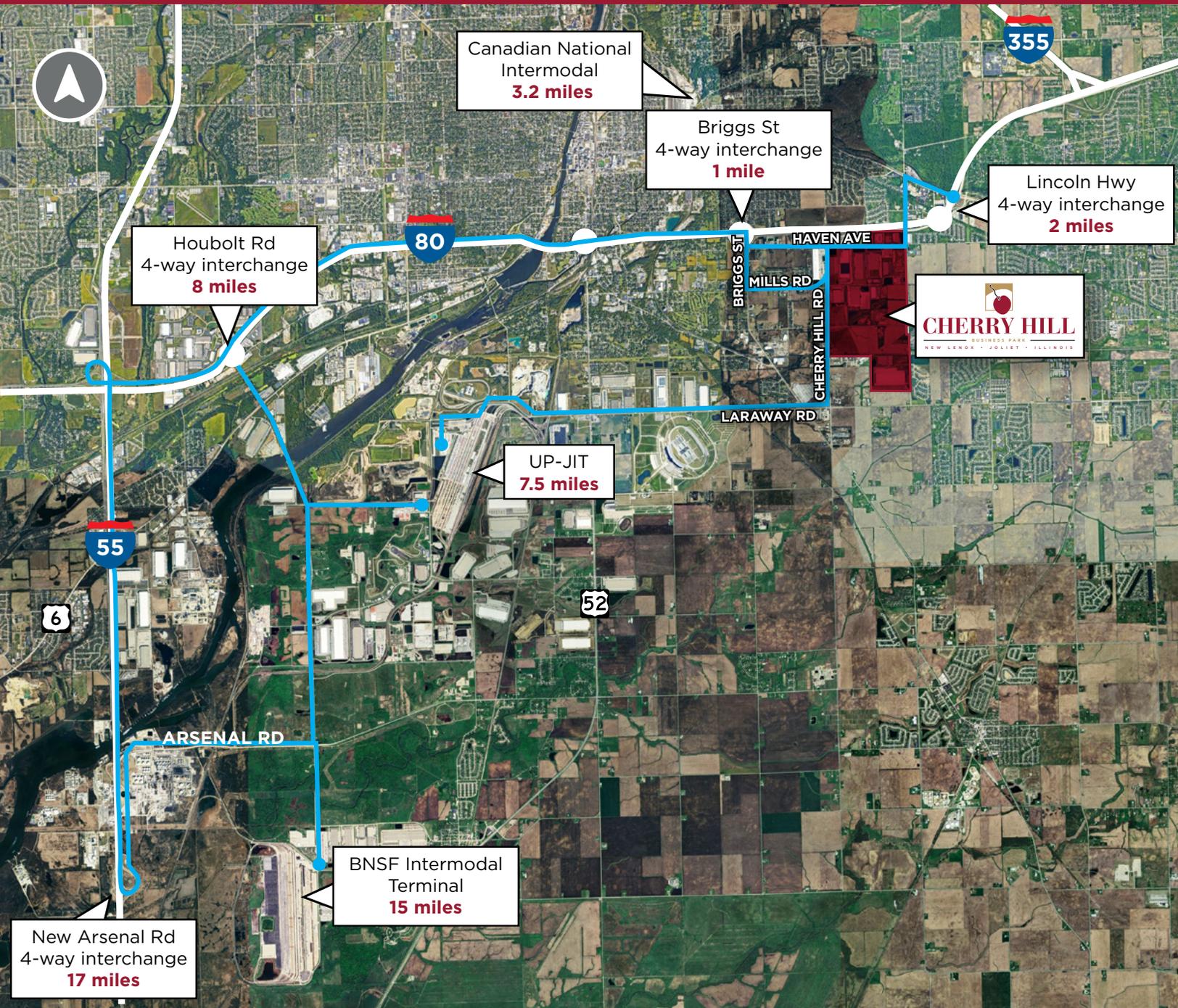
- < 2 HOURS
- 2 TO 5 HOURS
- 5 TO 11 HOURS



- **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



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.

AFFINIUS
CAPITAL

**CUSHMAN &
WAKEFIELD**

www.cherryhillbusinesspark.com