

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



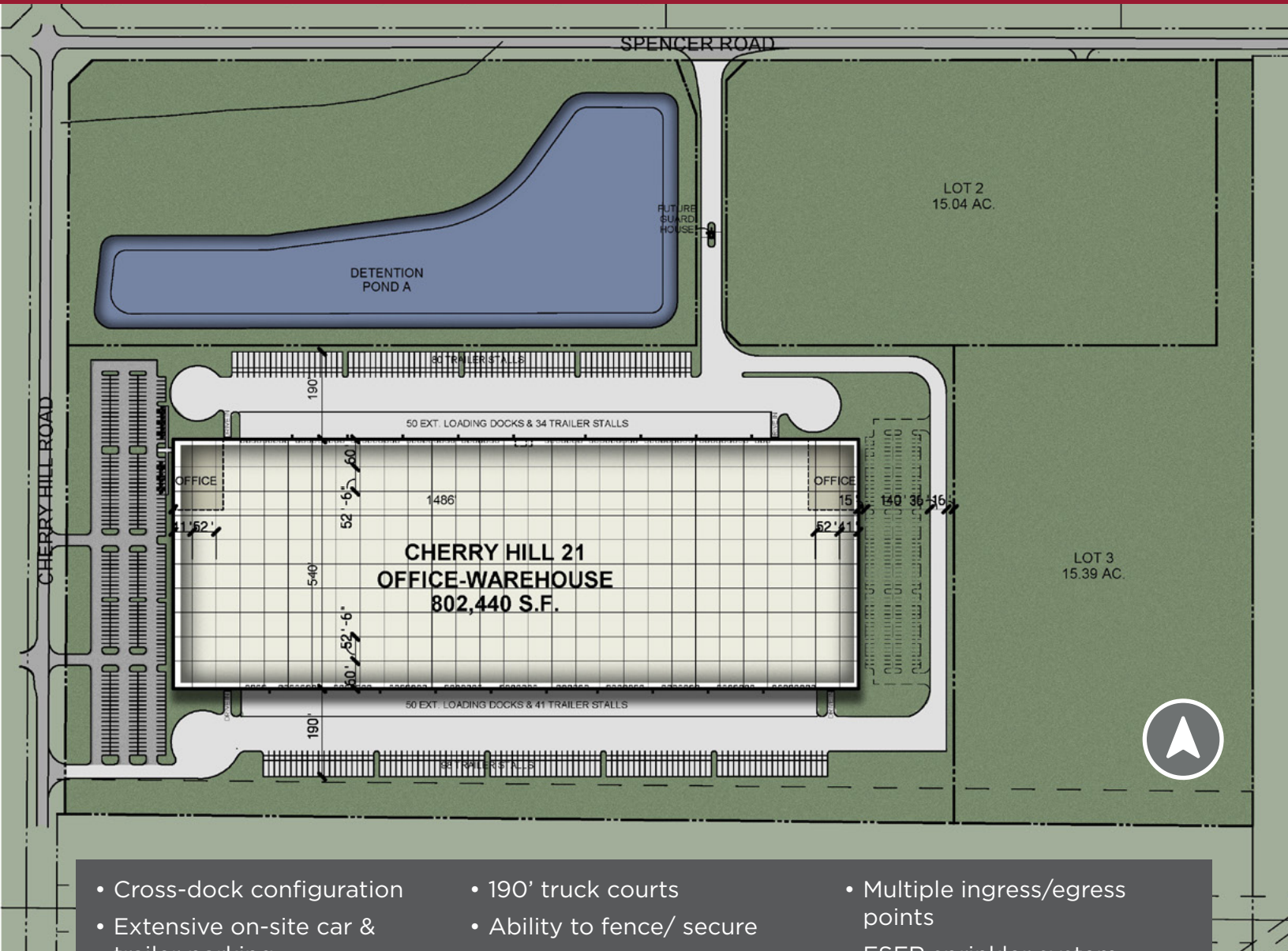
northern
Northern Builders, Inc.

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**CUSHMAN &
WAKEFIELD**

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)

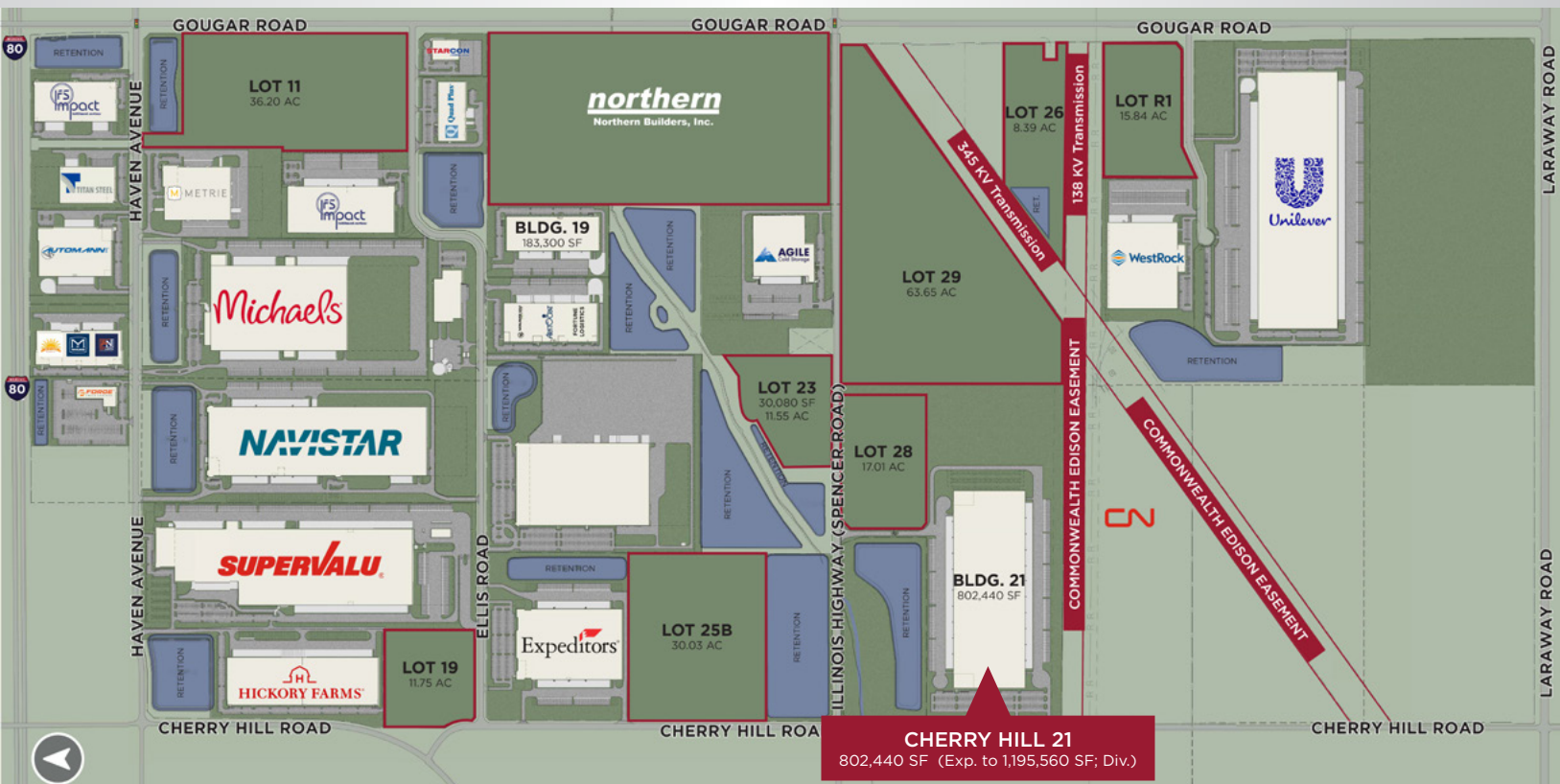
CHERRY HILL 21 AERIAL & BUILDING IMAGE



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



CHERRY HILL BUSINESS PARK OVERVIEW



HIGHLIGHTS

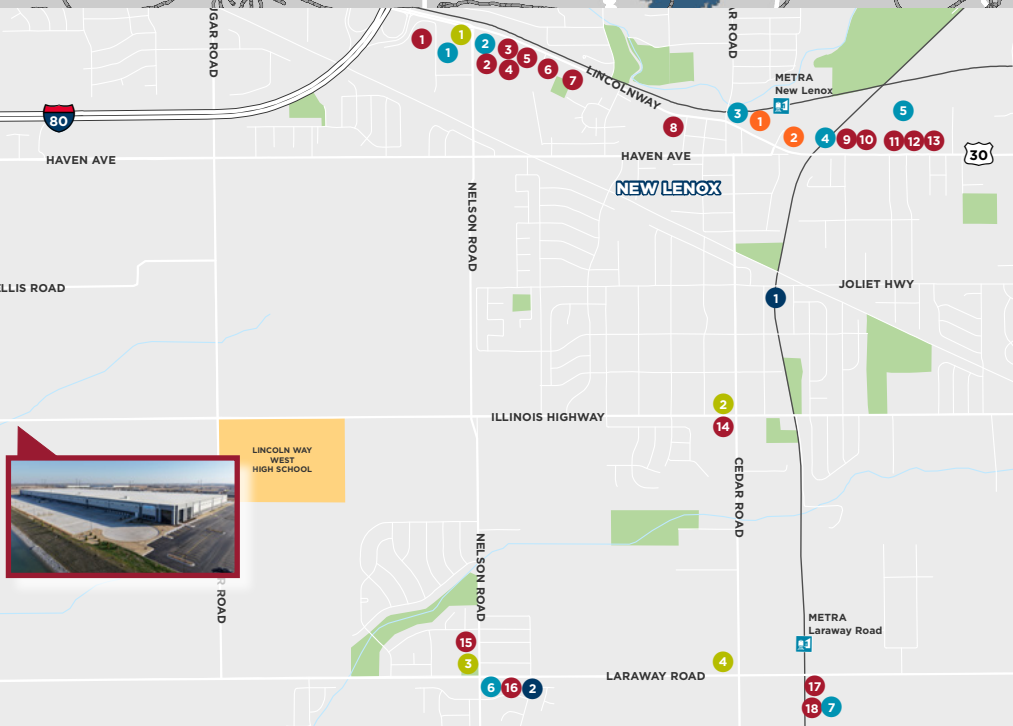
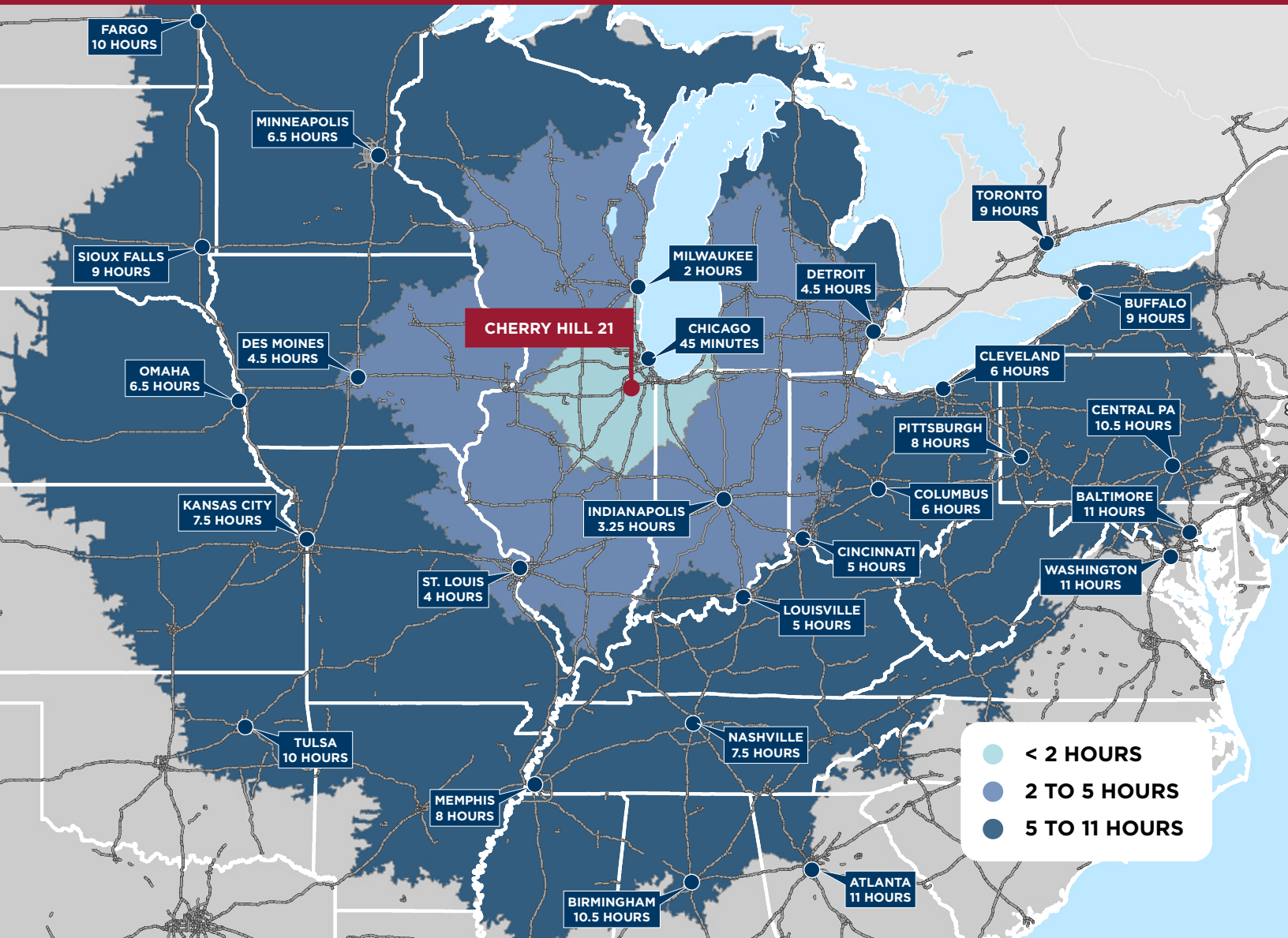
- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Large workforce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

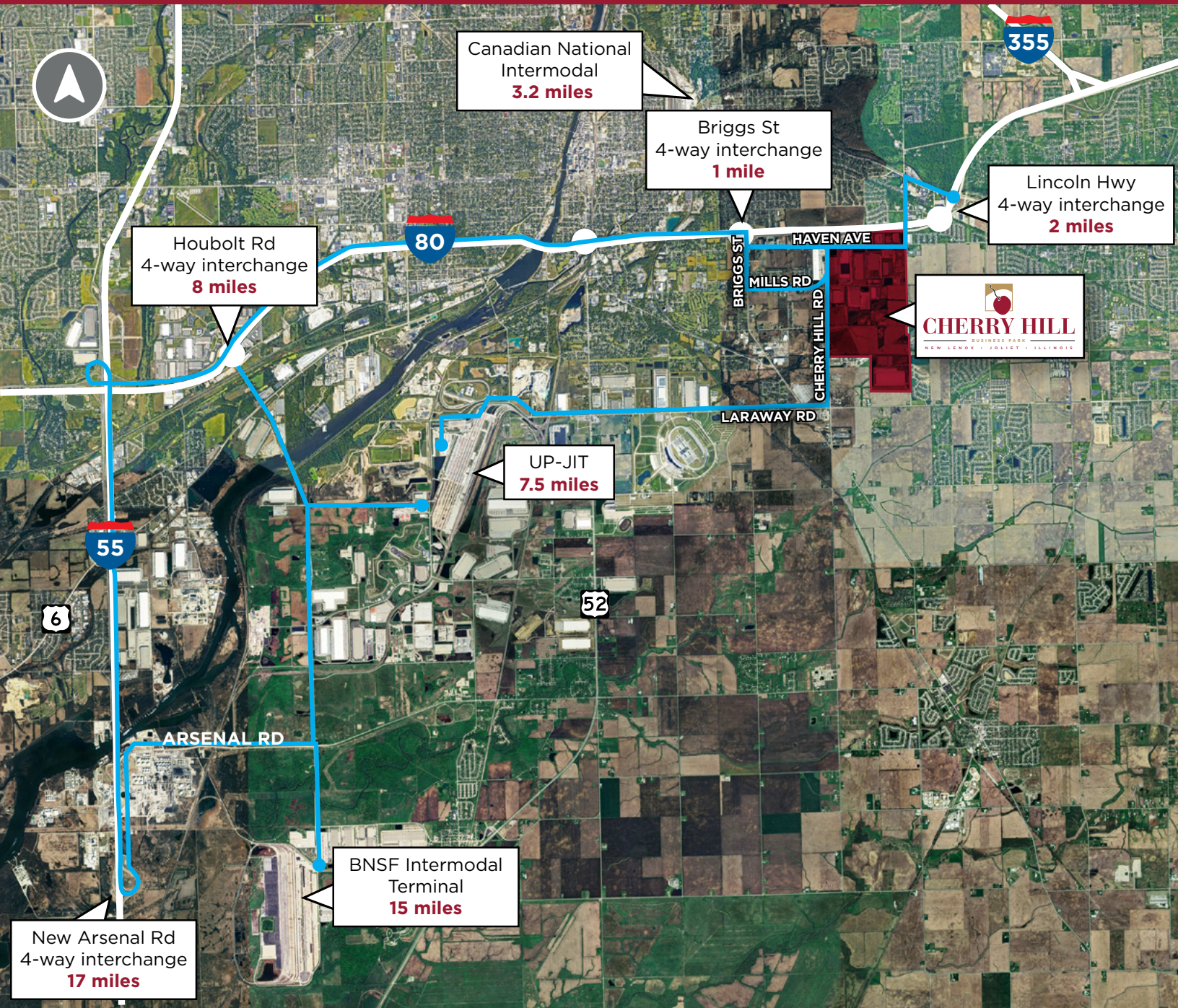
- Total Population: 4,397,735
- Total Workforce: 2,191,201
- % Blue Collar: 23.3
- % White Collar: 59.8
- % with College Degree: 32.3
- Median HH Income: \$68,673

CHERRY HILL 21

DRIVE TIMES & AMENITIES



CHERRY HILL BUSINESS PARK CENTRAL LOCATION



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