



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

DATA CENTER ♦ RAIL ♦ COLD STORAGE ♦ MANUFACTURING ♦ DISTRIBUTION

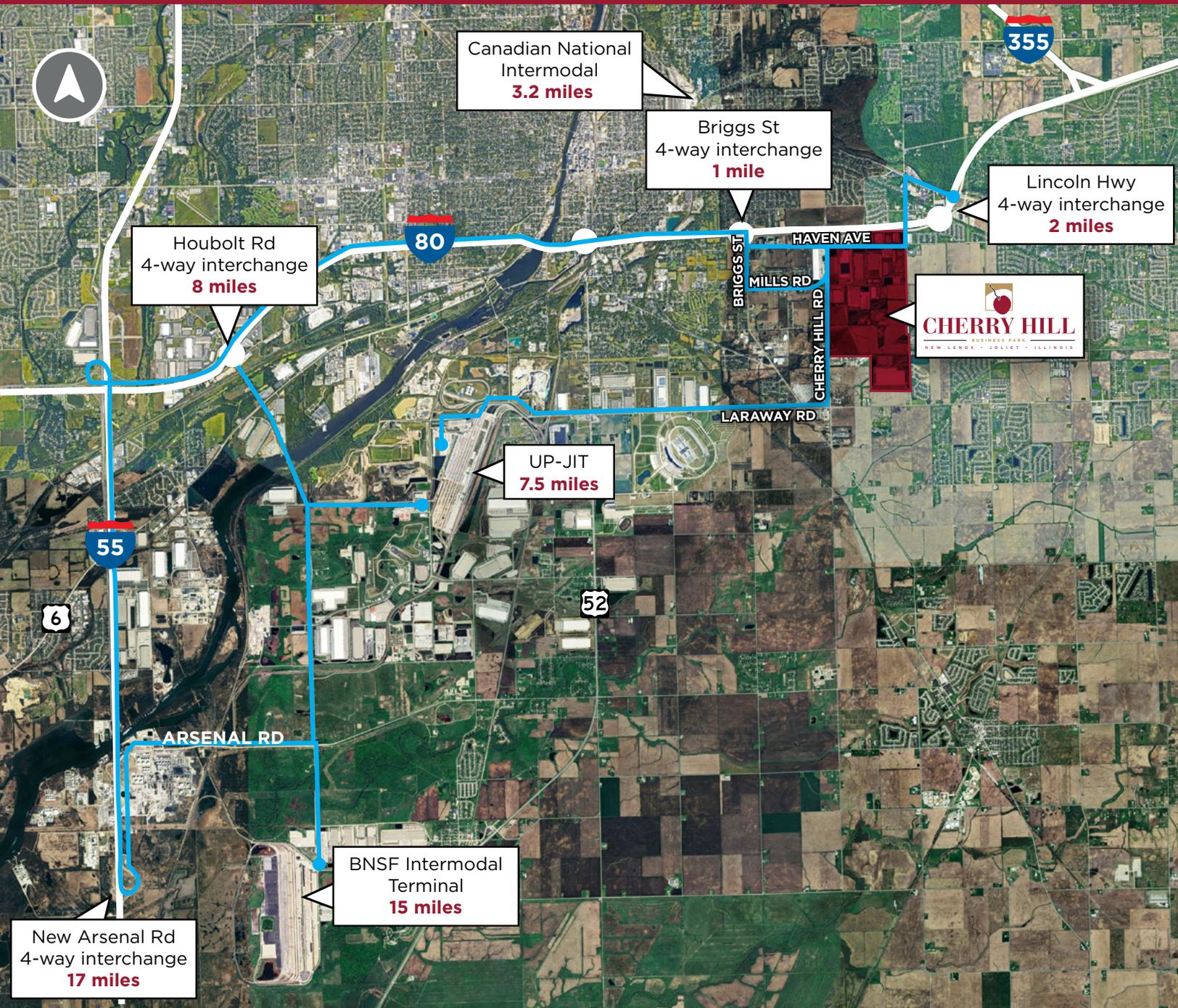


AVAILABILITY
LOT 11 36.20 AC
LOT 19 11.75 AC
BUILDING #19 183,291 SF (Divisible to 75,000 SF)
LOT 23 30,080 SF (Truck Terminal)
LOT 25B 30.03 AC
LOT 26 8.39 AC
BUILDING #21 802,440 SF (Expandable to 1,195,560 SF; Divisible)
LOT 28 17.01 AC
LOT 29 63.65 AC
LOT R1 15.84 AC

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
- 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**