



CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

FOR SALE
OR LEASE

NEW INDUSTRIAL CONSTRUCTION 183,300 SF (Divisible to 75,000 SF)

CHERRY HILL 19 | AVAILABLE JULY 2025

2800 ELLIS ROAD, JOLIET, ILLINOIS



CHERRY HILL 19

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NEW LENOX
PUBLIC WORKS

Expeditors

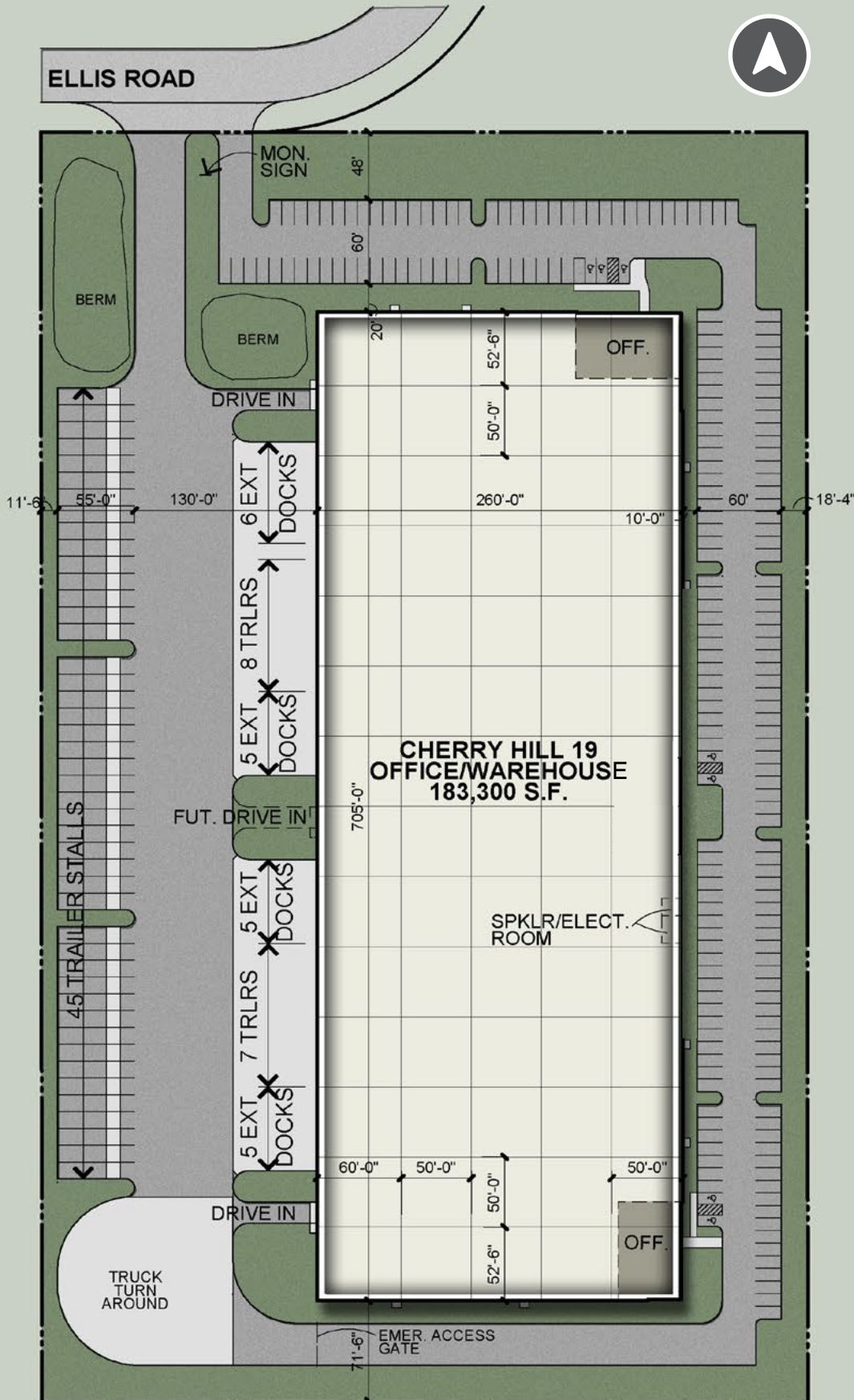


northern
Northern Builders, Inc.

 CUSHMAN &
WAKEFIELD

www.cherryhillbusinesspark.com

CHERRY HILL 19 SITE PLAN & SPECS



183,300 SF

Total SF Available
(Divisible to 75,000 SF)

To Suit

Office Space

32'

Clear Height

21

Exterior Docks
(15 Future Exterior Docks)

2

Drive-in Doors
(1 Future Drive-in Door)

208

Car Parking Spaces

45

Trailer Stalls

±11.34

Acre Site

CHERRY HILL 19

AERIAL & BUILDING IMAGE



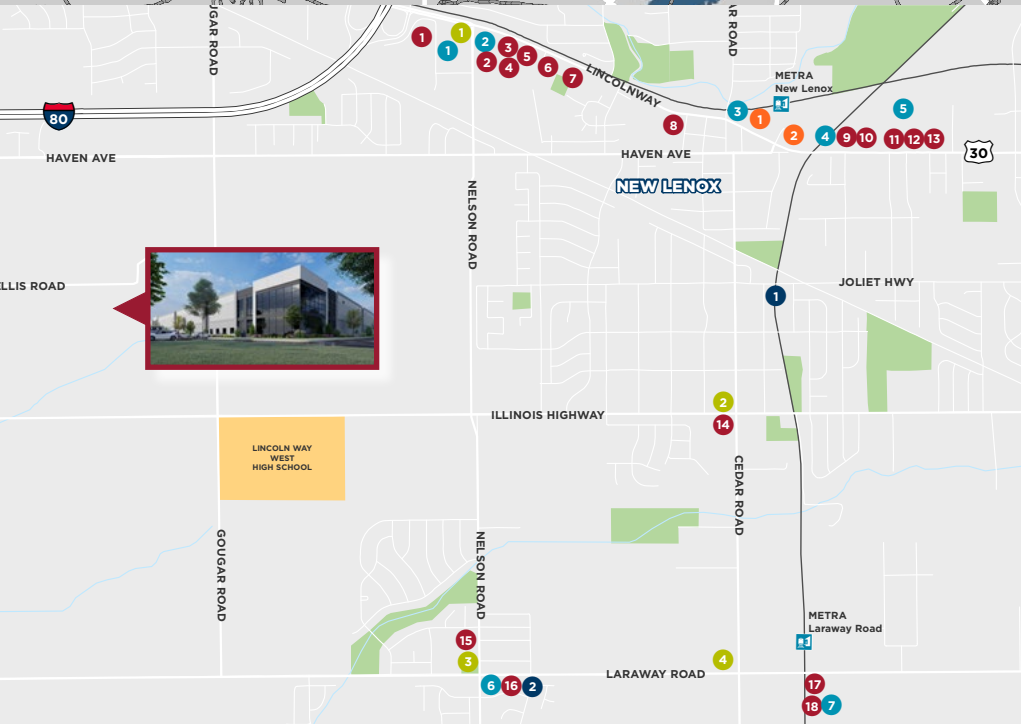
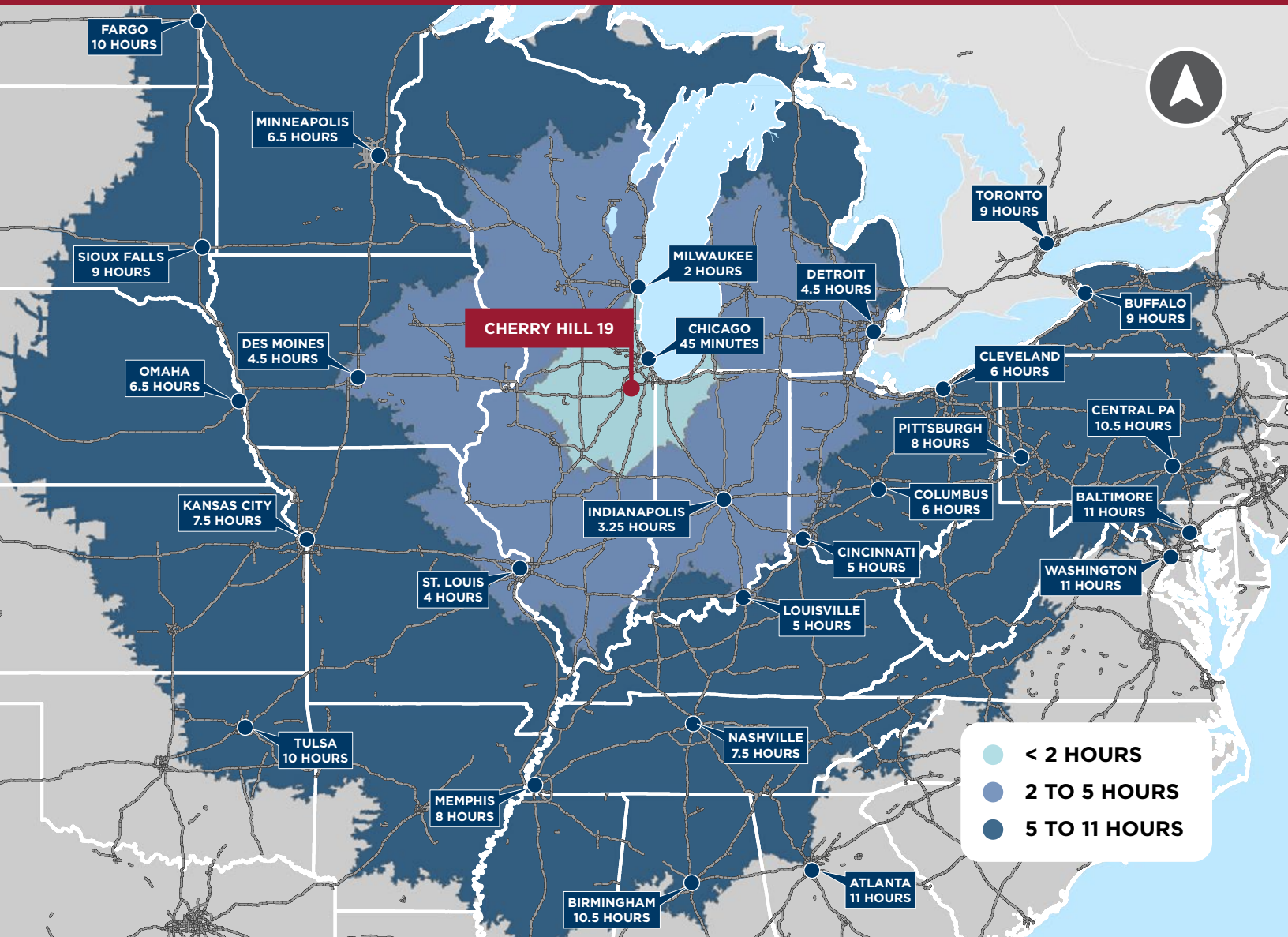
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- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional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

- 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 19

DRIVE TIMES & AMENITIES



Coffee

- 1 Starbucks
- 2 Dunkin

Fitness

- 1 CrossFit New Lenox
- 2 Anytime Fitness

Gas Station

- 1 Shell
- 2 Speedway
- 3 Mobil
- 4 Exxon

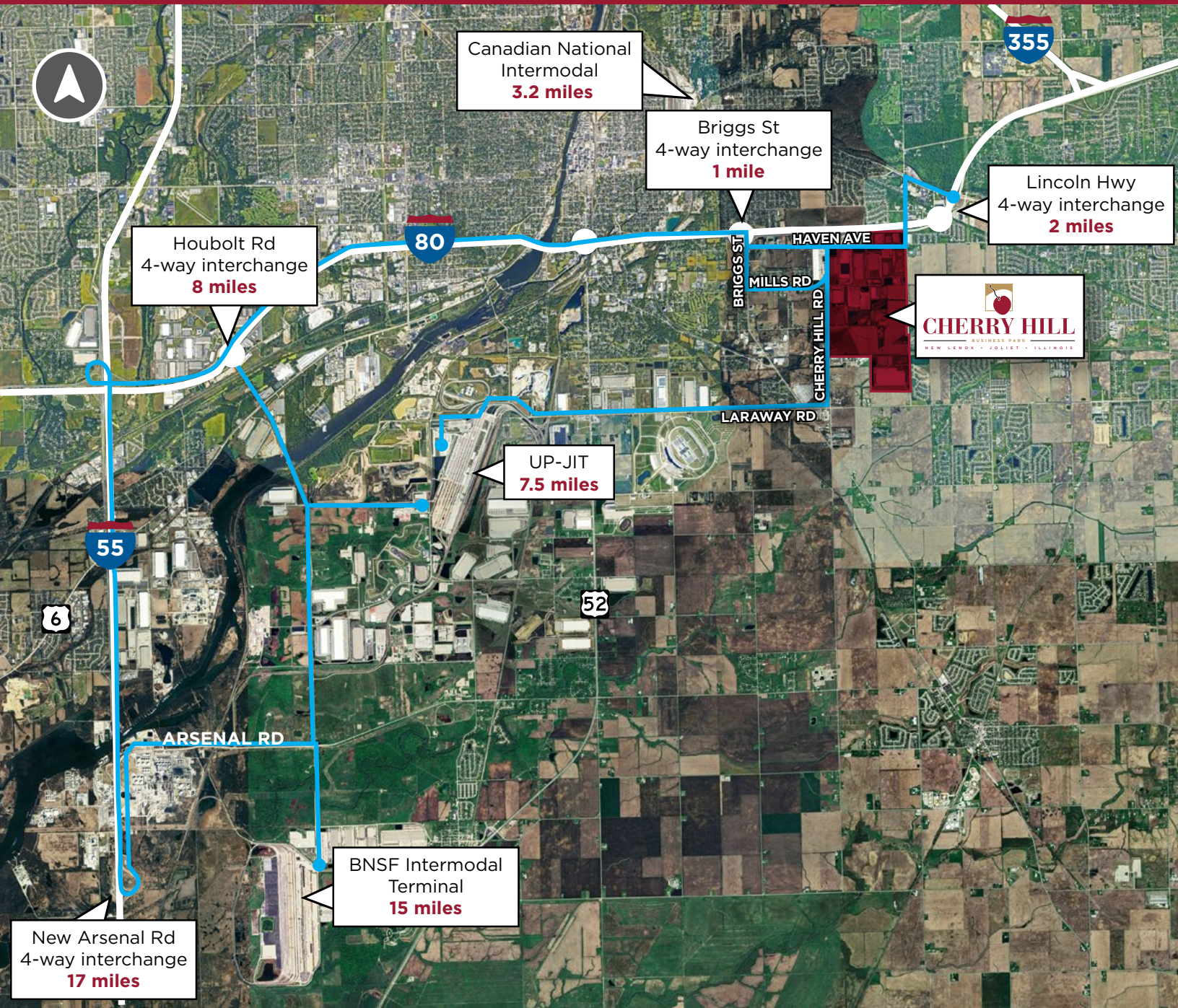
Shopping

- 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
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WAKEFIELD**

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