



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



CH 21



Expeditors

CHERRY HILL 19

STARCON

Quad Plus

NEW LENOX
PUBLIC WORKS



Michaels

NAVISTAR

SUPERVALU

HICKORY
FARMS

METRIE



TITAN STEEL

AUTOMANN



FORGE

80

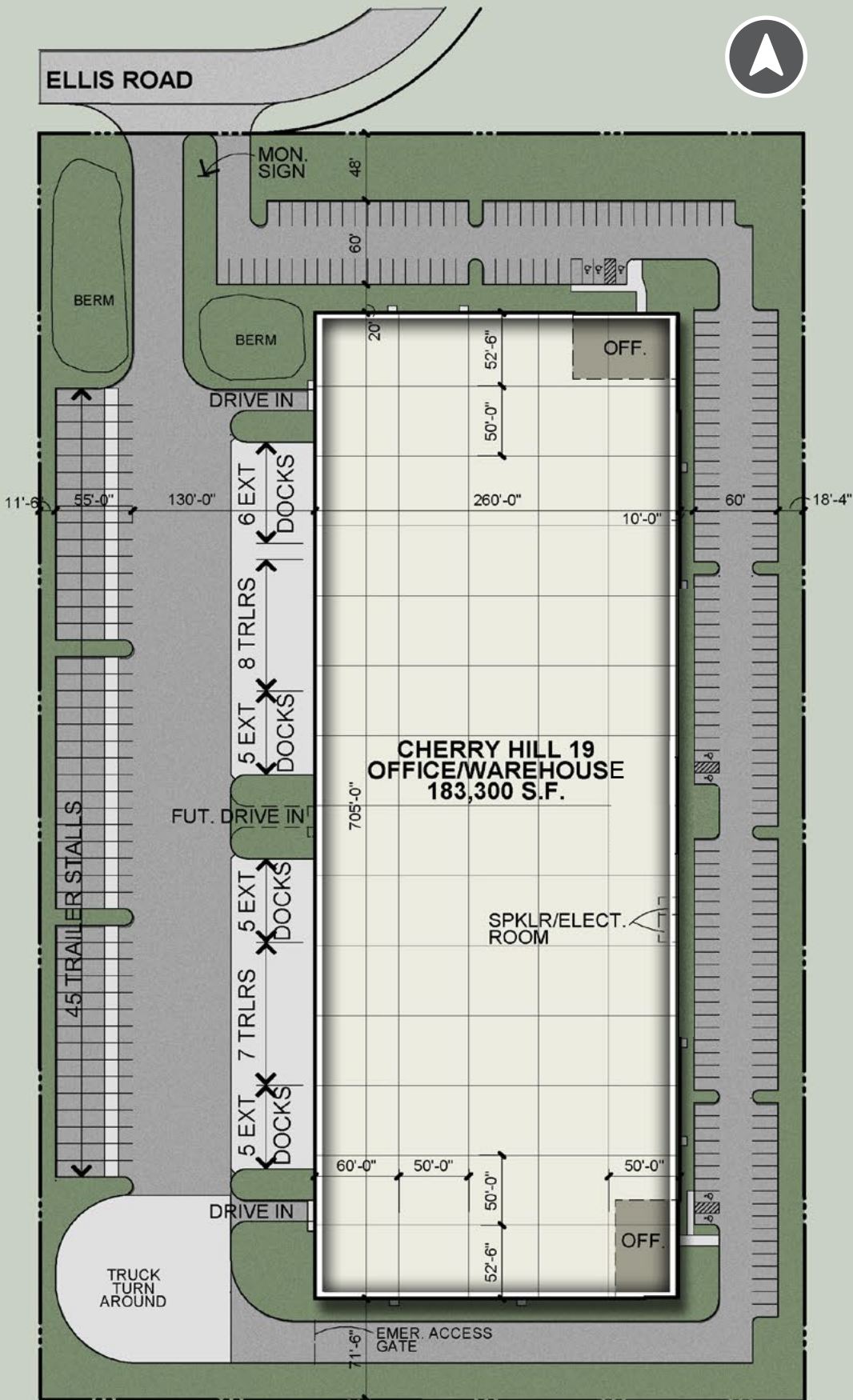
80

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

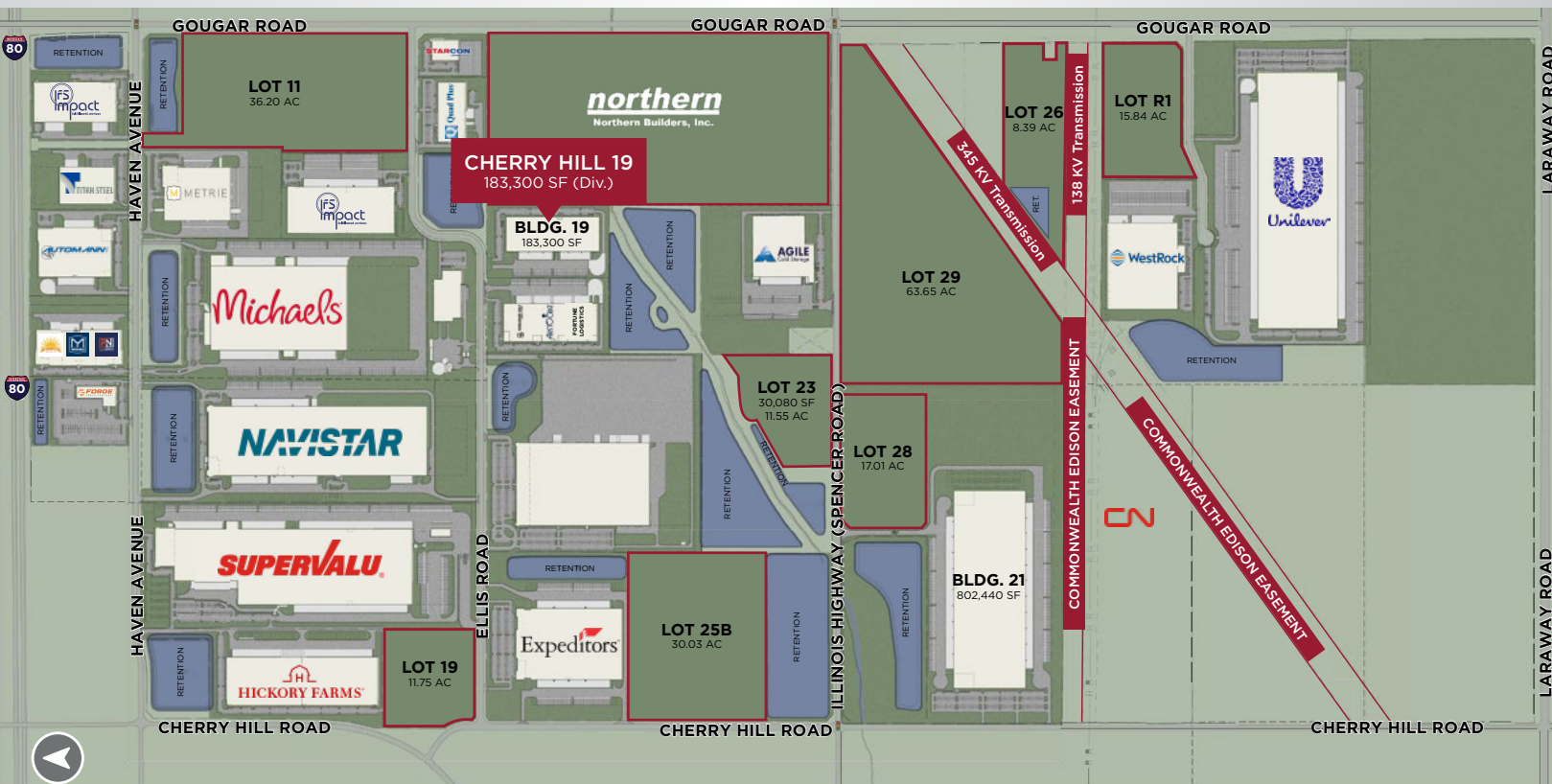
±11.34

Acre Site

CHERRY HILL 19 AERIAL & BUILDING IMAGE



CHERRY HILL BUSINESS PARK OVERVIEW



HIGHLIGHTS

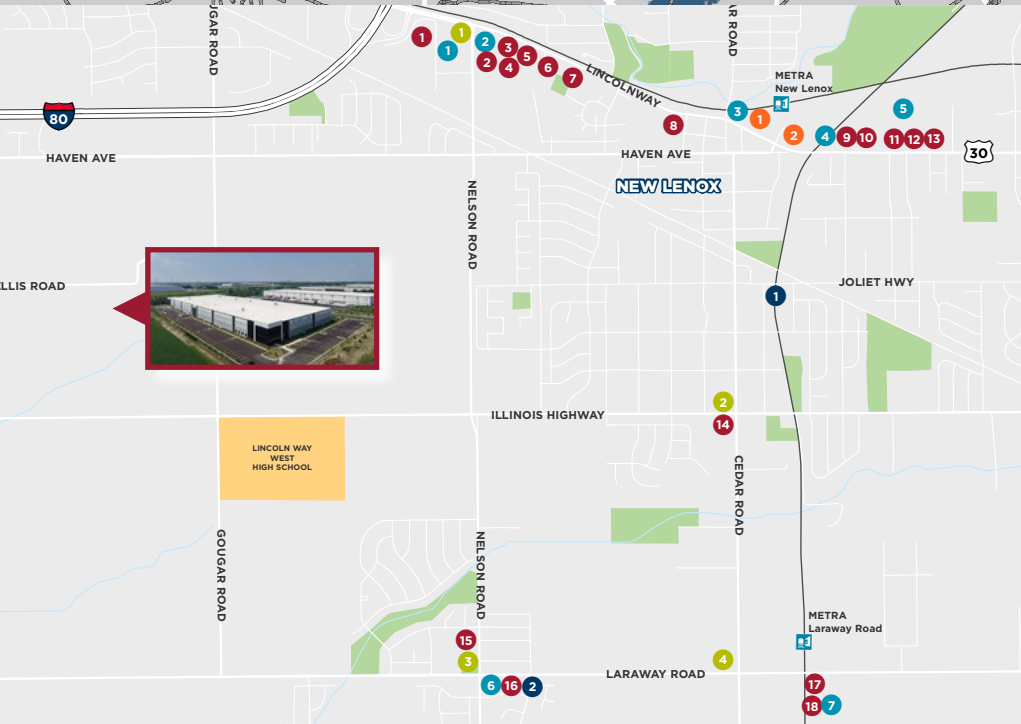
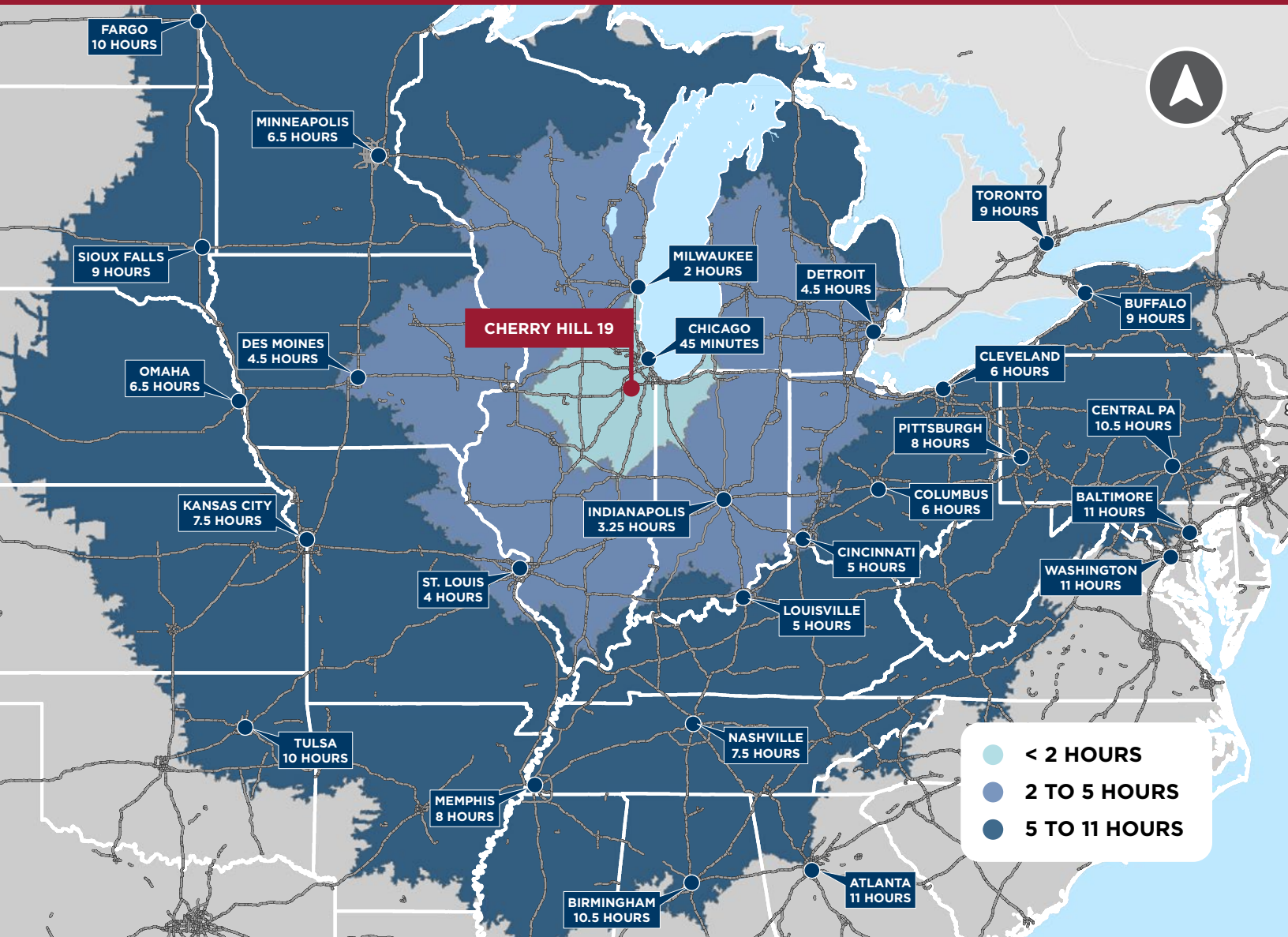
- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Large workforce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

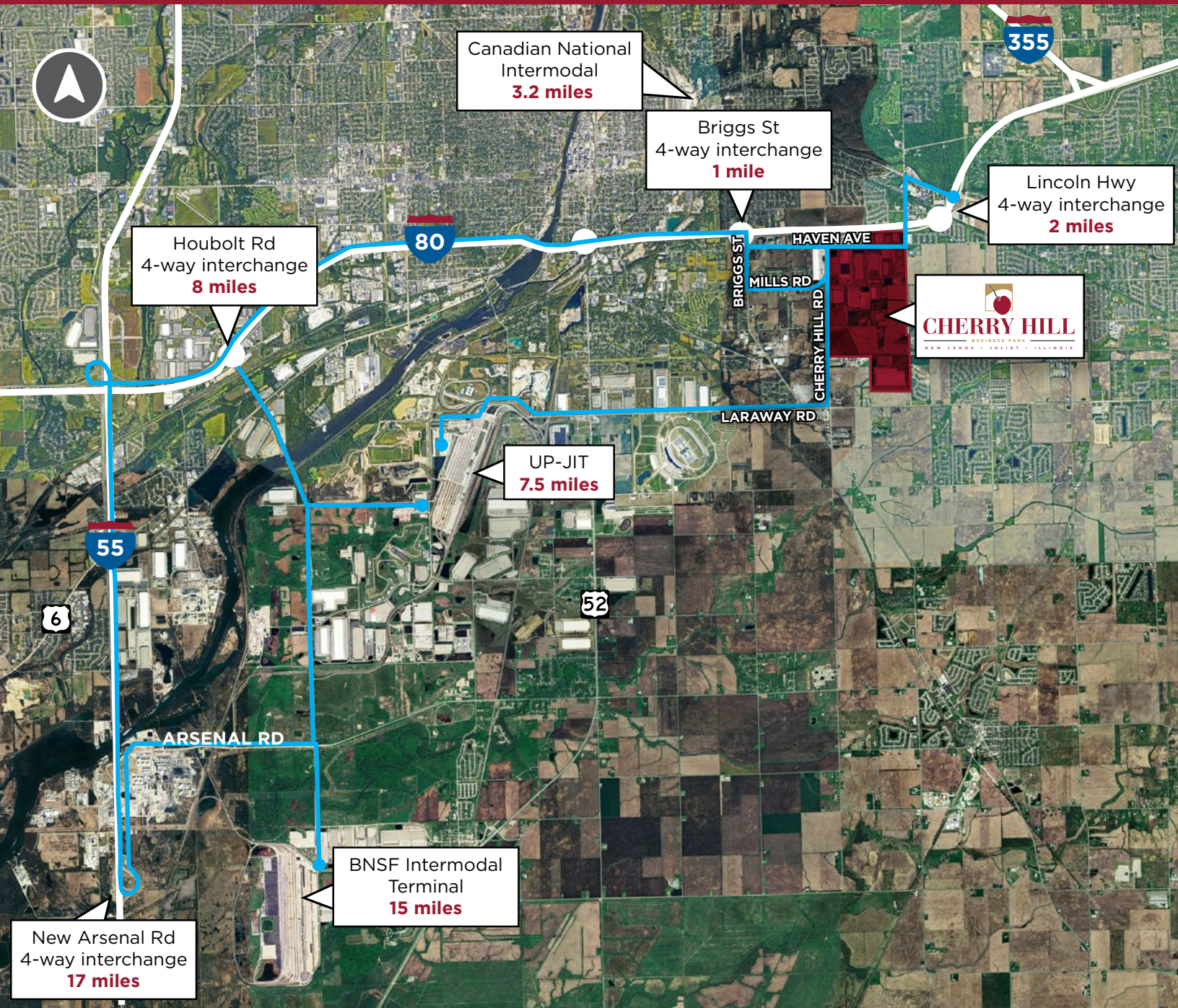
Shopping

- 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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