



# CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

FOR SALE  
OR LEASE

## NEW INDUSTRIAL CONSTRUCTION 183,291 SF (Divisible to 75,000 SF)

CHERRY HILL 19 | IMMEDIATE OCCUPANCY  
2800 ELLIS ROAD, JOLIET, ILLINOIS

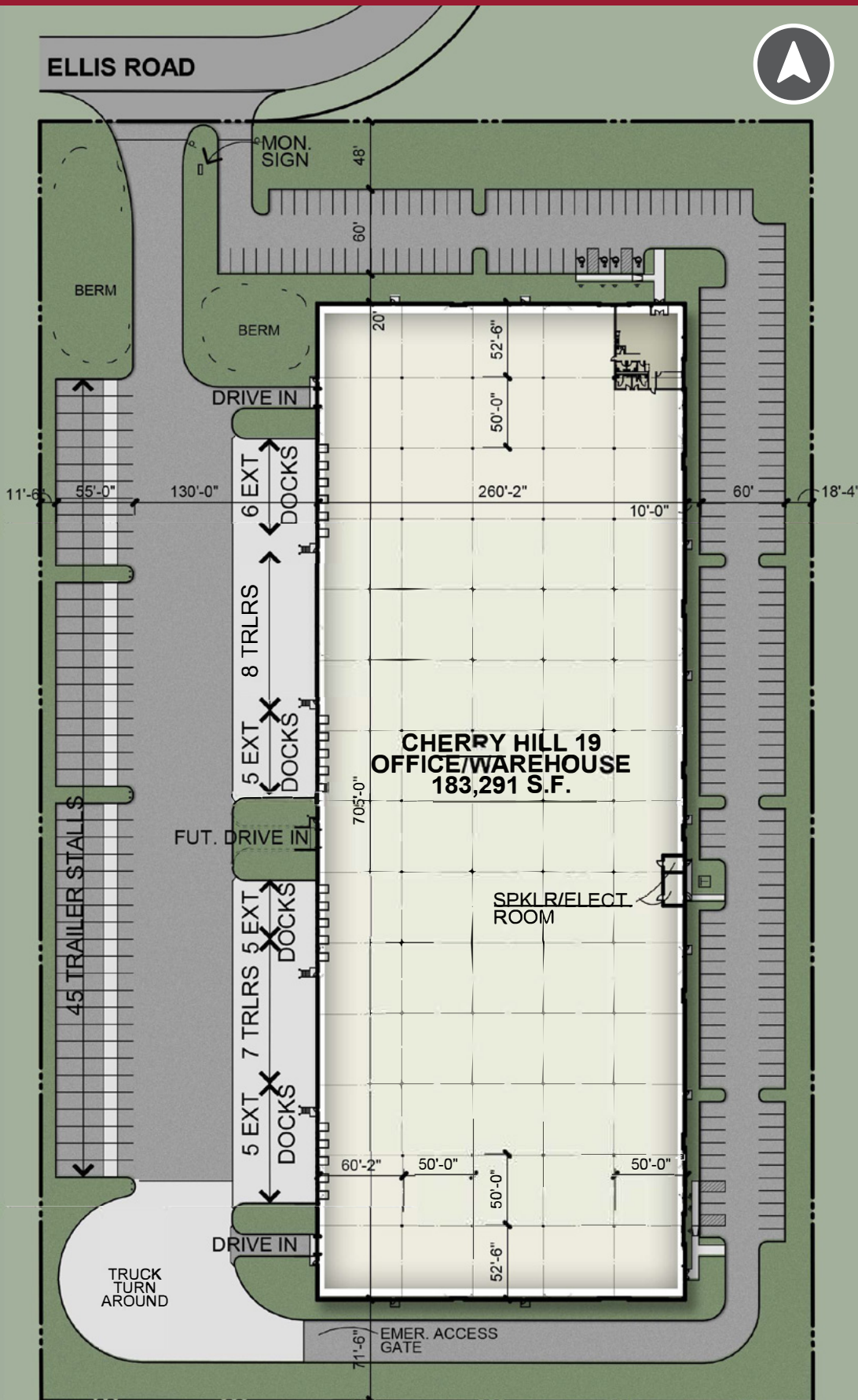


**northern**  
Northern Builders, Inc.

**CUSHMAN &  
WAKEFIELD**

[www.cherryhillbusinesspark.com](http://www.cherryhillbusinesspark.com)

# CHERRY HILL 19 SITE PLAN & SPECS



**183,291 SF**

Total SF Available  
(Divisible to 75,000 SF)

**2,951 SF**

Office Space

**36'**

Clear Height

**21**

Exterior Docks  
(15 Future Exterior Docks)

**2**

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

**211**

Car Parking Spaces

**60**

Trailer Stalls

**±11.34**

Acre Site

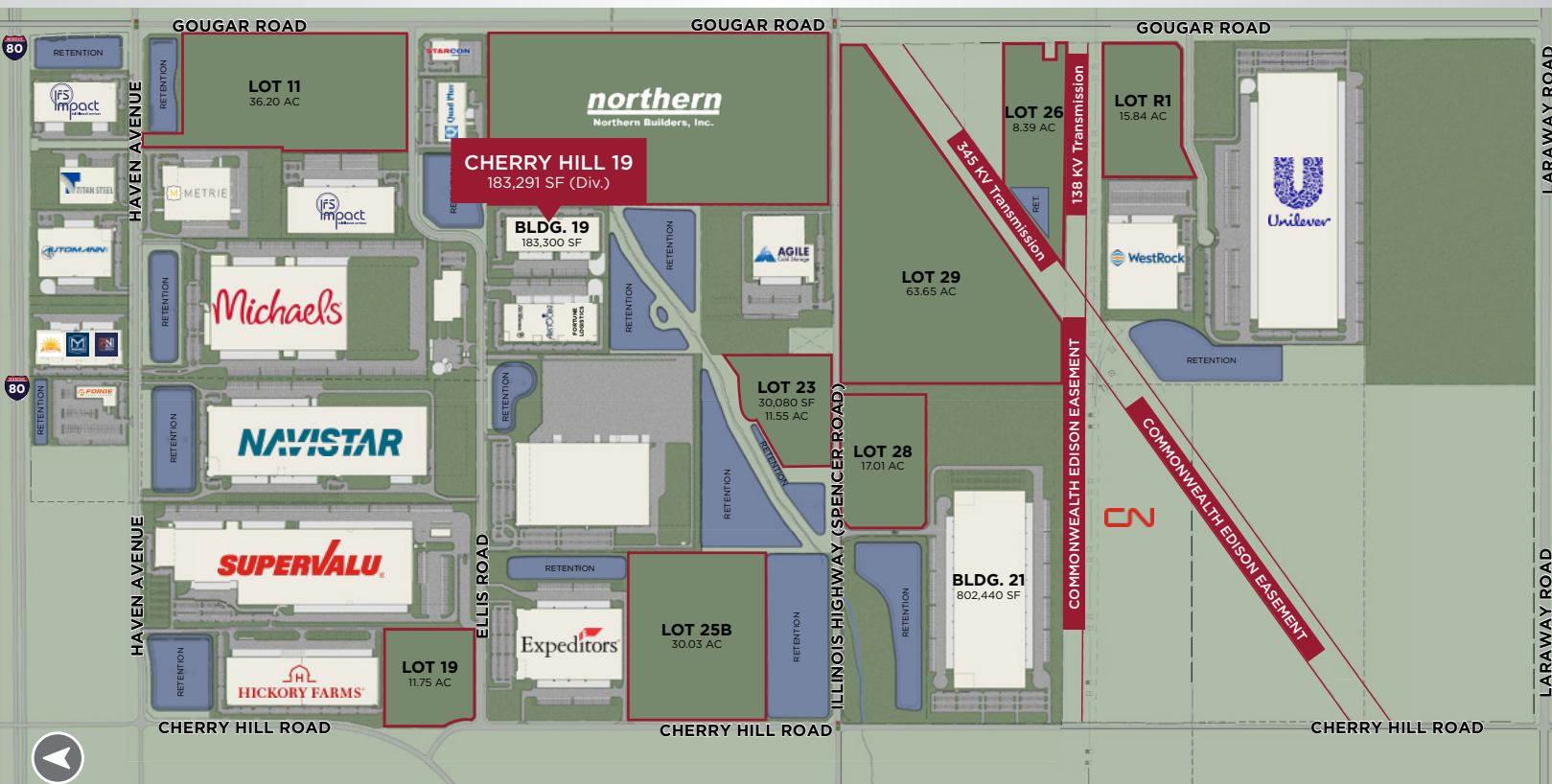


# CHERRY HILL 19 AERIAL & BUILDING IMAGE





# CHERRY HILL BUSINESS PARK OVERVIEW



## HIGHLIGHTS

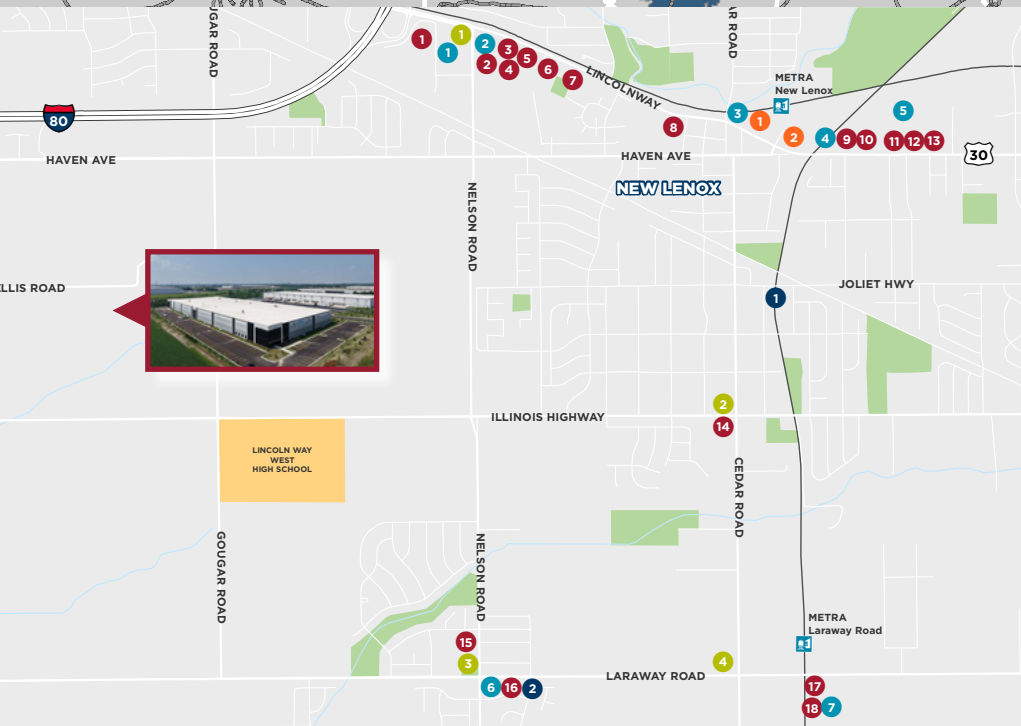
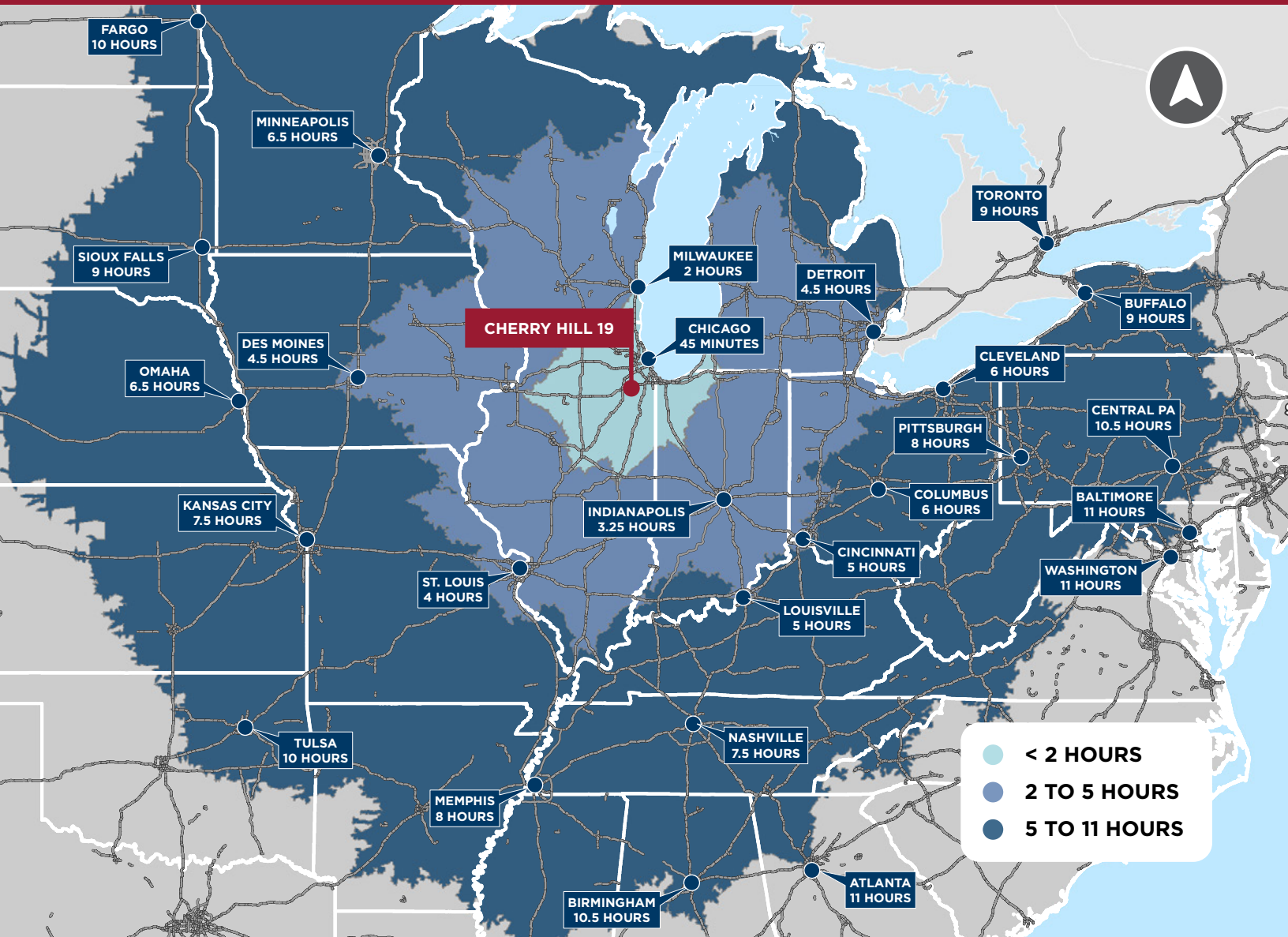
- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Large workforce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

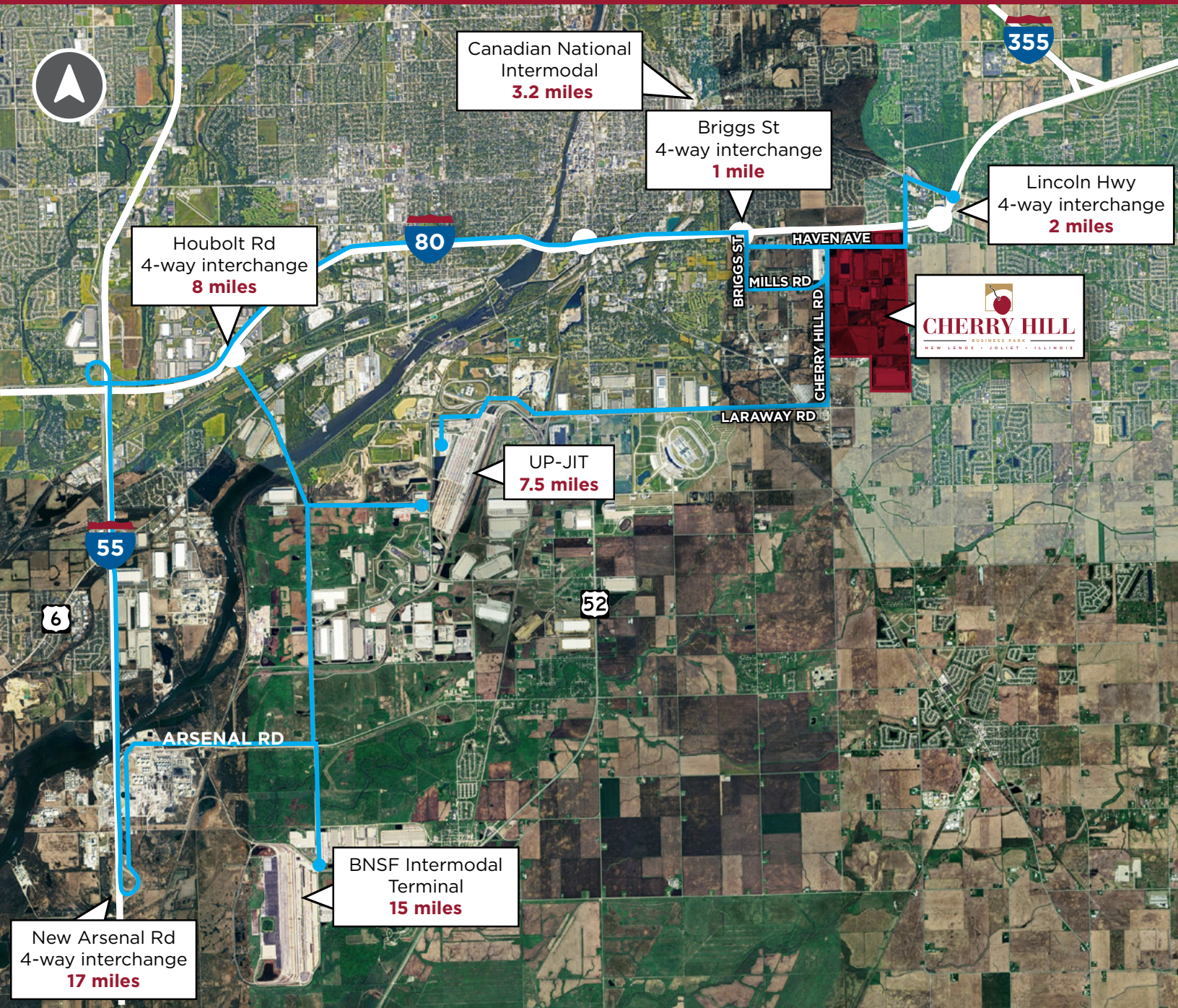
- 1 Jewel-Osco
- 2 Walgreens
- 3 CVS Pharmacy
- 4 ALDI
- 5 Walmart
- 6 CVS Pharmacy
- 7 Berkot's Super Foods

### 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



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