



CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

BUILD-TO-SUIT
FOR SALE OR LEASE

TRUCK MAINTENANCE FACILITY WITH YARD 30,080 SF BUILDING | 11.55 ACRE SITE ILLINOIS HIGHWAY (SPENCER ROAD), JOLIET, ILLINOIS



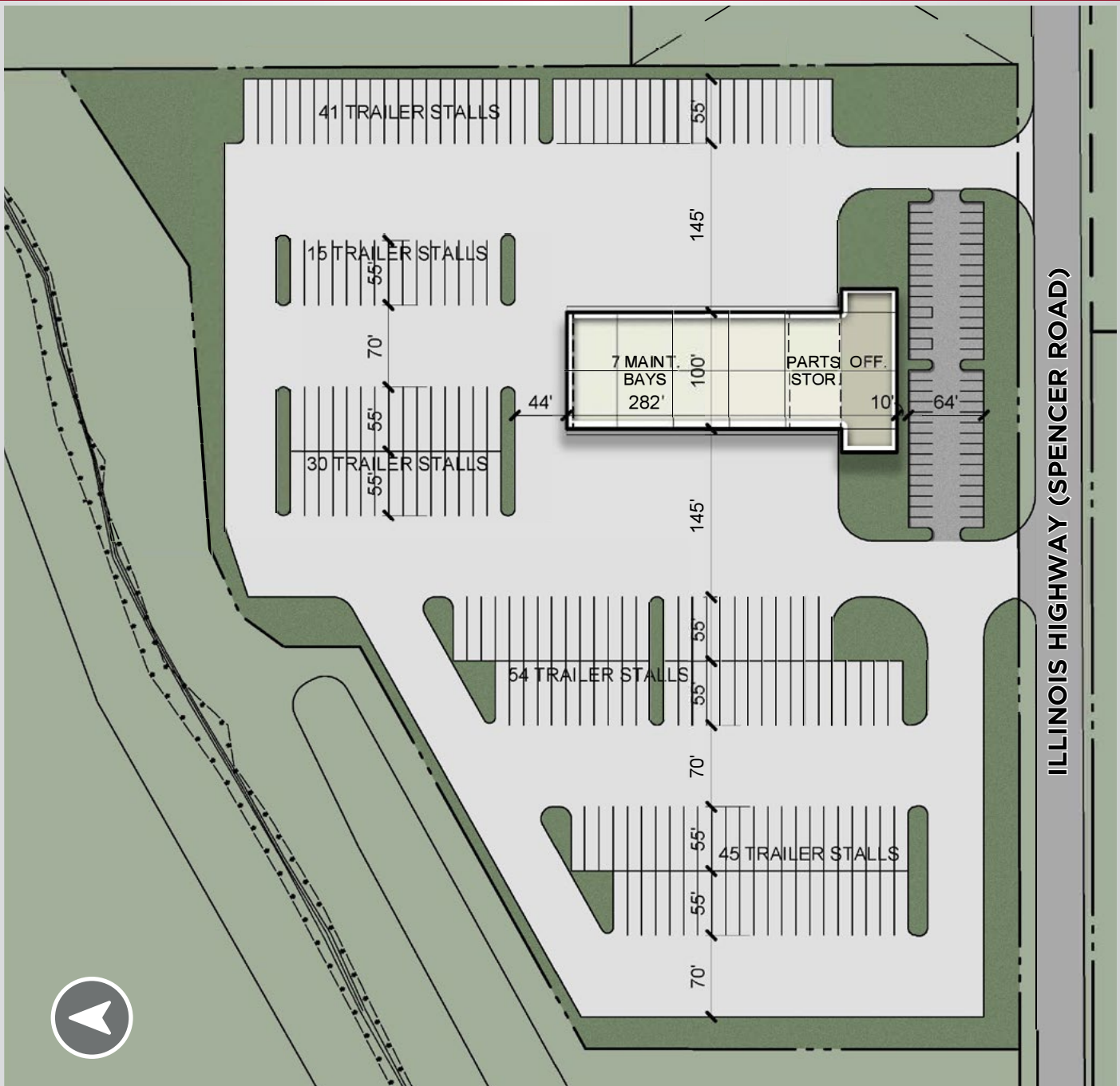
northern
Northern Builders, Inc.

**CUSHMAN &
WAKEFIELD**

www.cherryhillbusinesspark.com

CHERRY HILL LOT 23

SITE PLAN & SPECS



30,080 SF
Truck Maintenance
Facility with Yard

11.55 Acre
Site

5,000 SF
Office Space
To Suit

26'
Clear Height

7
Maintenance Bays

14
Drive-in Doors
(12'x14')

185
Trailer Parking Stalls

58
Car Parking Spaces

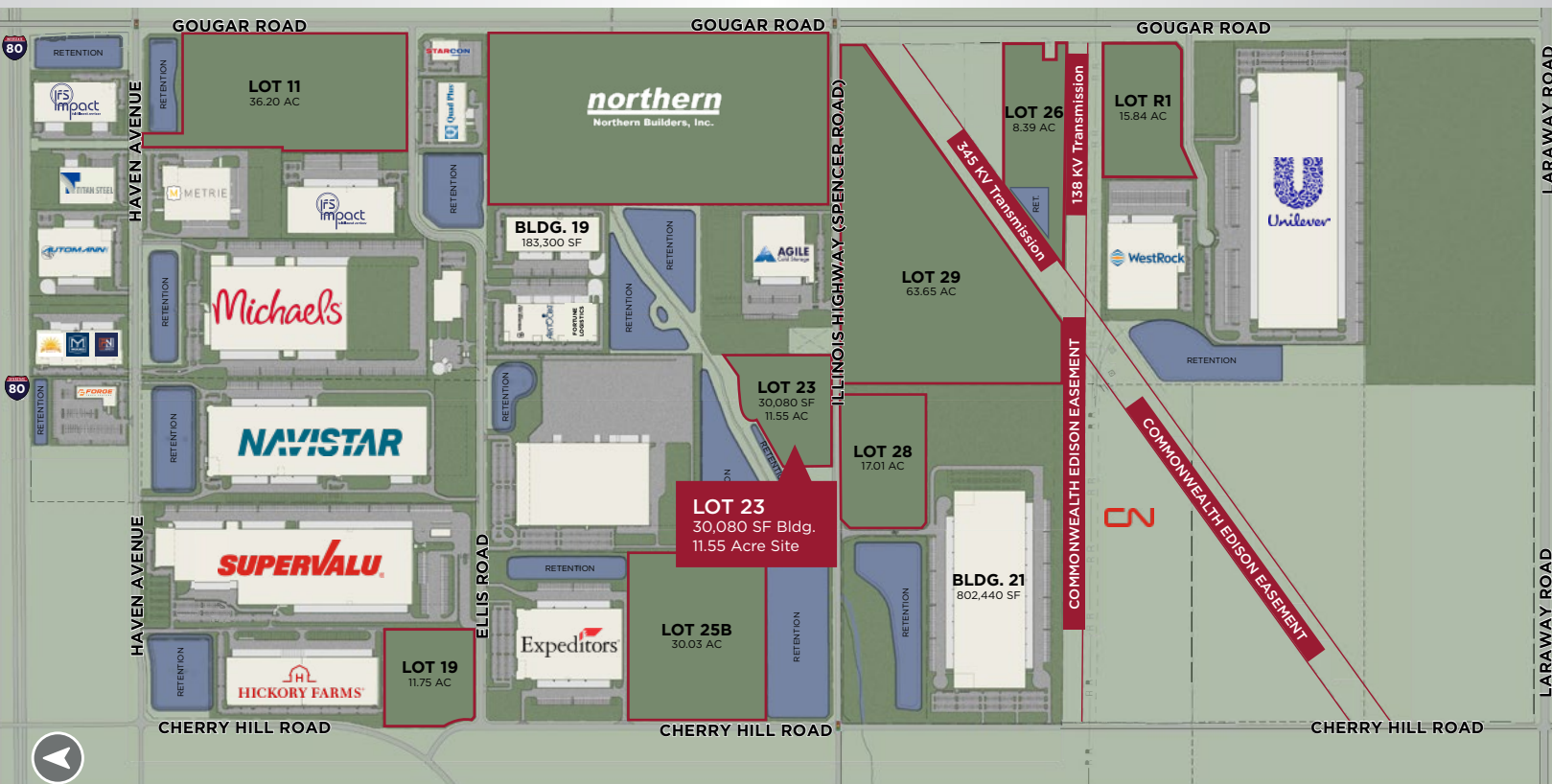
CHERRY HILL LOT 23 AERIAL & BUILDING IMAGE



Truck Maintenance Facility with Yard



CHERRY HILL BUSINESS PARK OVERVIEW



HIGHLIGHTS

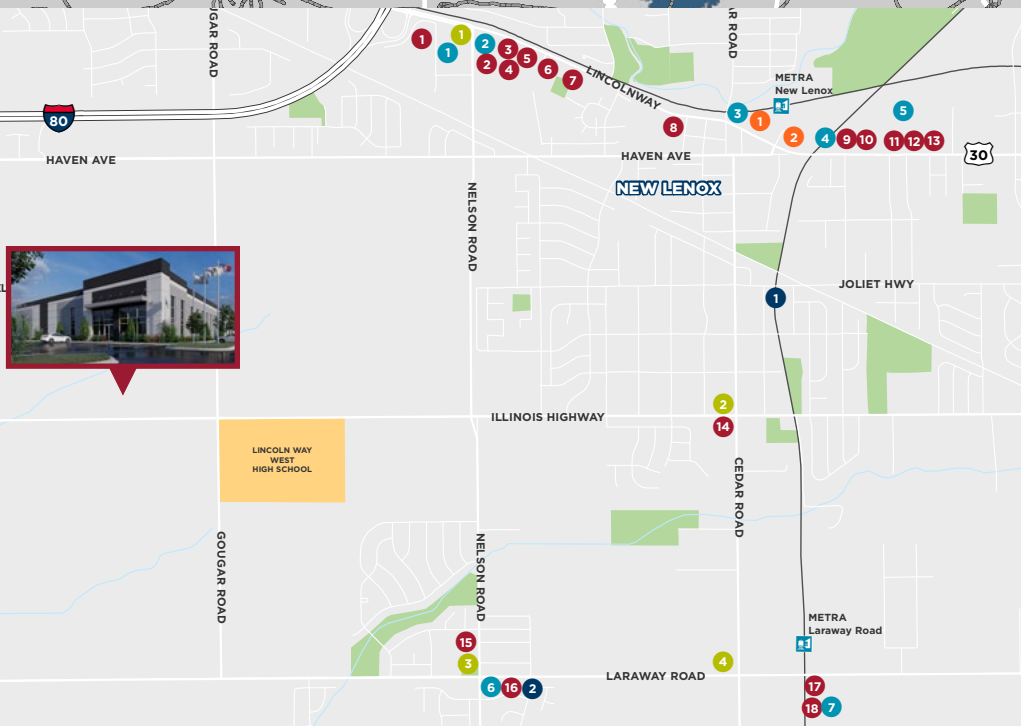
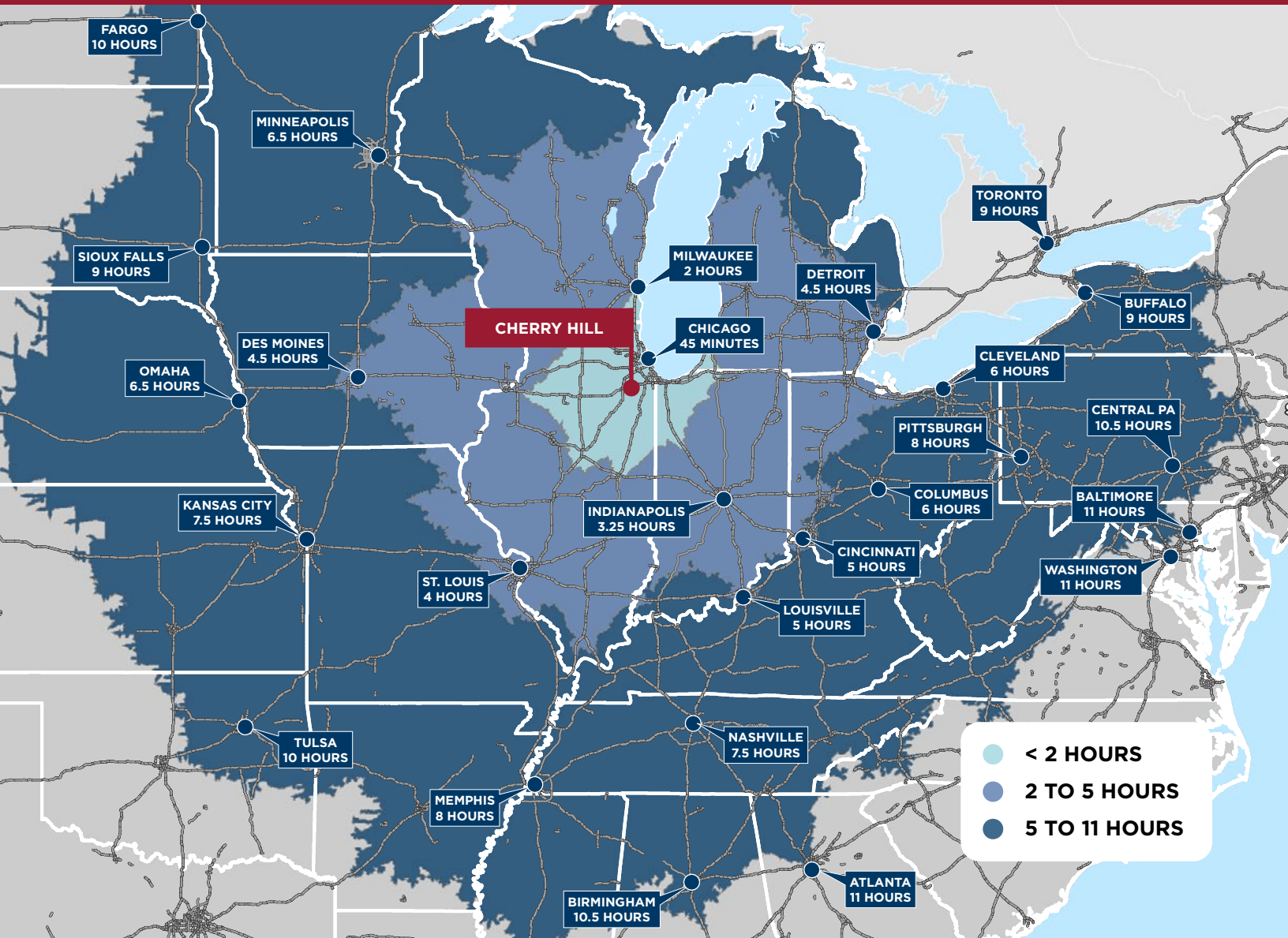
- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Large workforce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

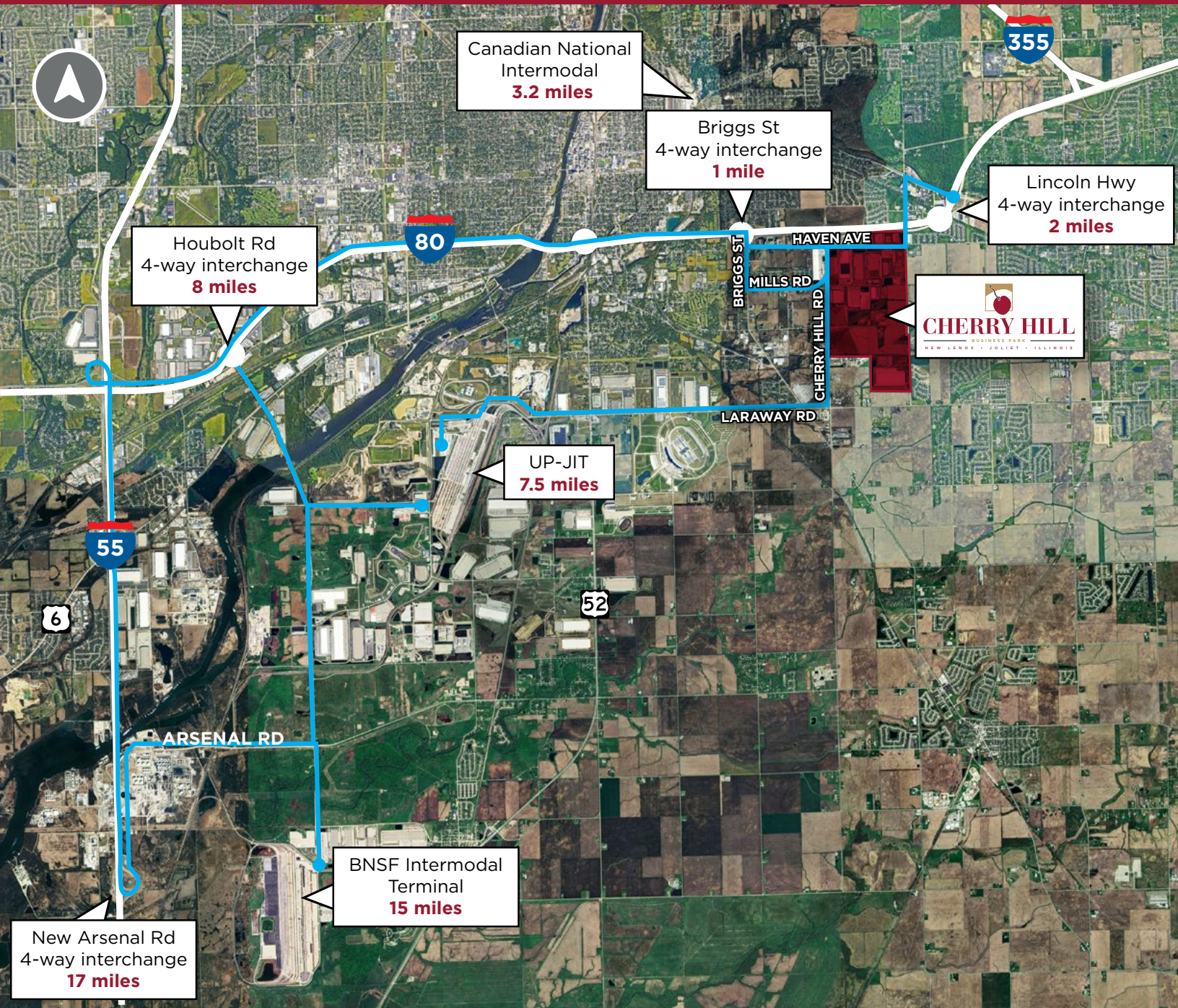
- Total Population: 4,397,735
- Total Workforce: 2,191,201
- % Blue Collar: 23.3
- % White Collar: 59.8
- % with College Degree: 32.3
- Median HH Income: \$68,673

CHERRY HILL BUSINESS PARK

DRIVE TIMES & AMENITIES



CHERRY HILL BUSINESS PARK CENTRAL LOCATION



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