



±53,395 SF AVAILABLE FOR SUBLEASE
2401 W HAVEN AVENUE
NEW LENOX, ILLINOIS



Property Features

Building Size:	171,394 SF
Sublease Space:	±53,395 SF
Office Area:	±2,500 SF
Availability:	Vacant; available immediately
Sublease Expiration:	July 31, 2031
Site Area:	10 acres
Year Built:	2018
Clear Height:	32'
Loading:	<ul style="list-style-type: none">• One (1) drive-in door• Four (4) exterior docks (expandable to 8)

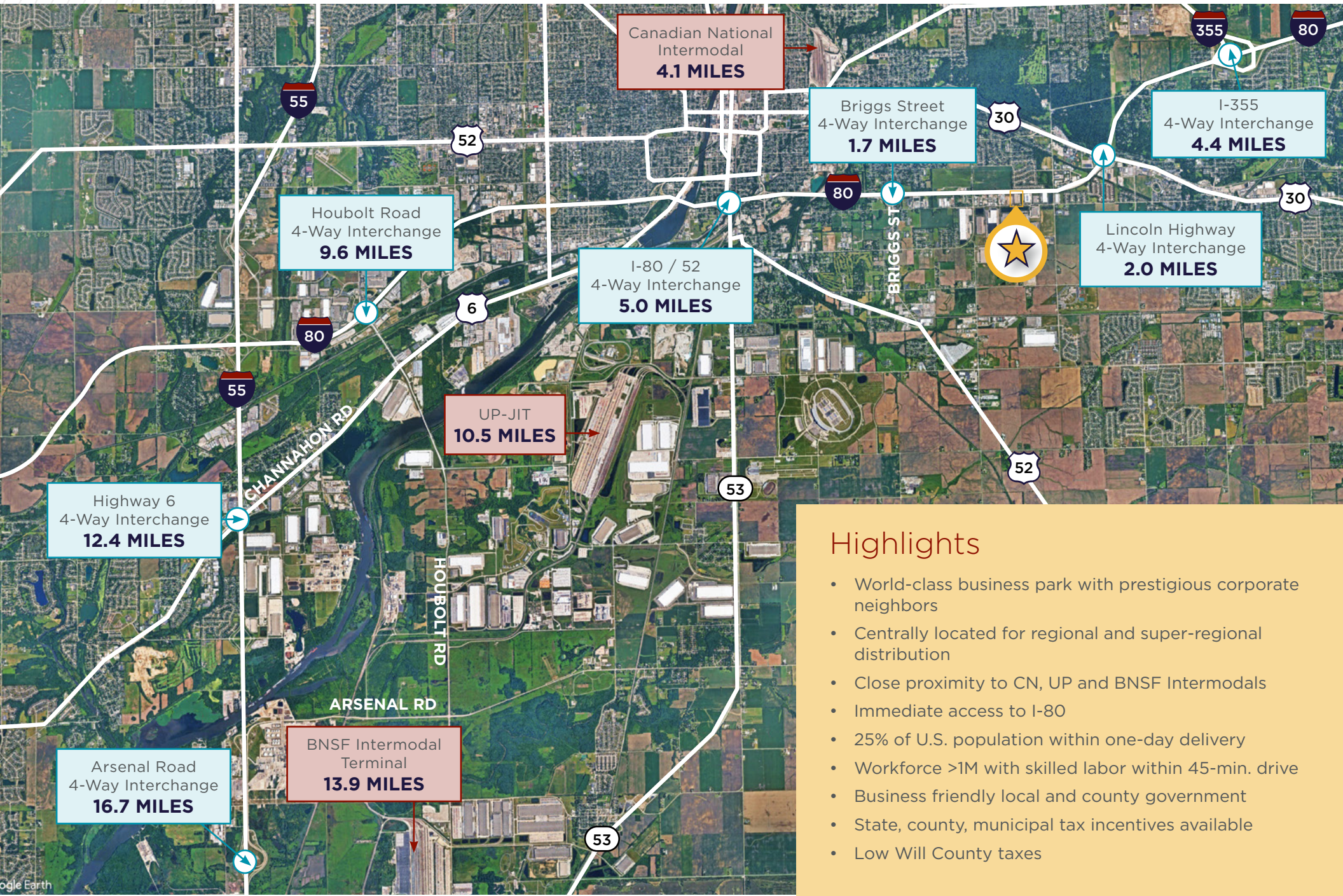
Car Parking:	38 car parking spaces (expandable)
Trailer Parking:	Four (4) stalls
Sprinkler System:	ESFR
Floors:	<ul style="list-style-type: none">• Sealed with caulked floor joints• Equipped with floor drains
Sublease Rate:	Subject to offer
Highlights:	<ul style="list-style-type: none">• AIB-compliant• Advanced air rotation and make-up units• Immaculately maintained property and building• Within Cherry Hill Business Park• Fronts I-80 (75,700 VPD)



Sublease Highlights



Prime Location



Highlights

- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Close proximity to CN, UP and BNSF Intermodals
- Immediate access to I-80
- 25% of U.S. population within one-day delivery
- Workforce >1M with skilled labor within 45-min. drive
- Business friendly local and county government
- State, county, municipal tax incentives available
- Low Will County taxes



CONTACT

CONNOR L. NIEGO

Associate

Direct: +1 708 870 1531

connor.niego@cushwake.com

JASON WEST, SIOR

Executive Vice Chair

+1 847 518 3210

jason.west@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.