



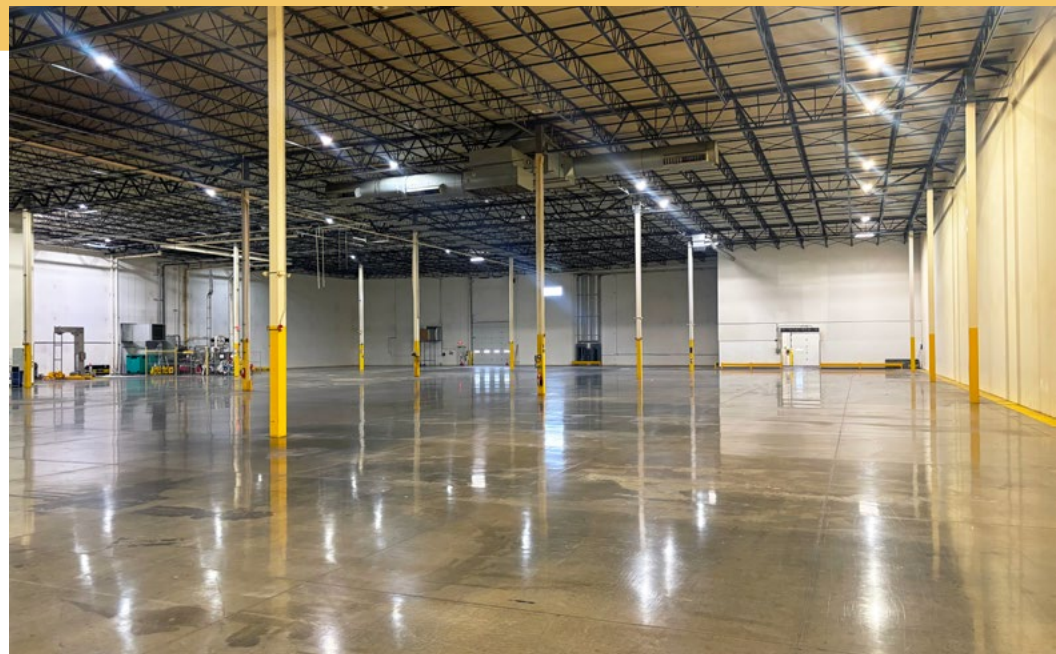
±53,395 SF AVAILABLE FOR SUBLEASE
2401 W HAVEN AVENUE
NEW LENOX, ILLINOIS



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)

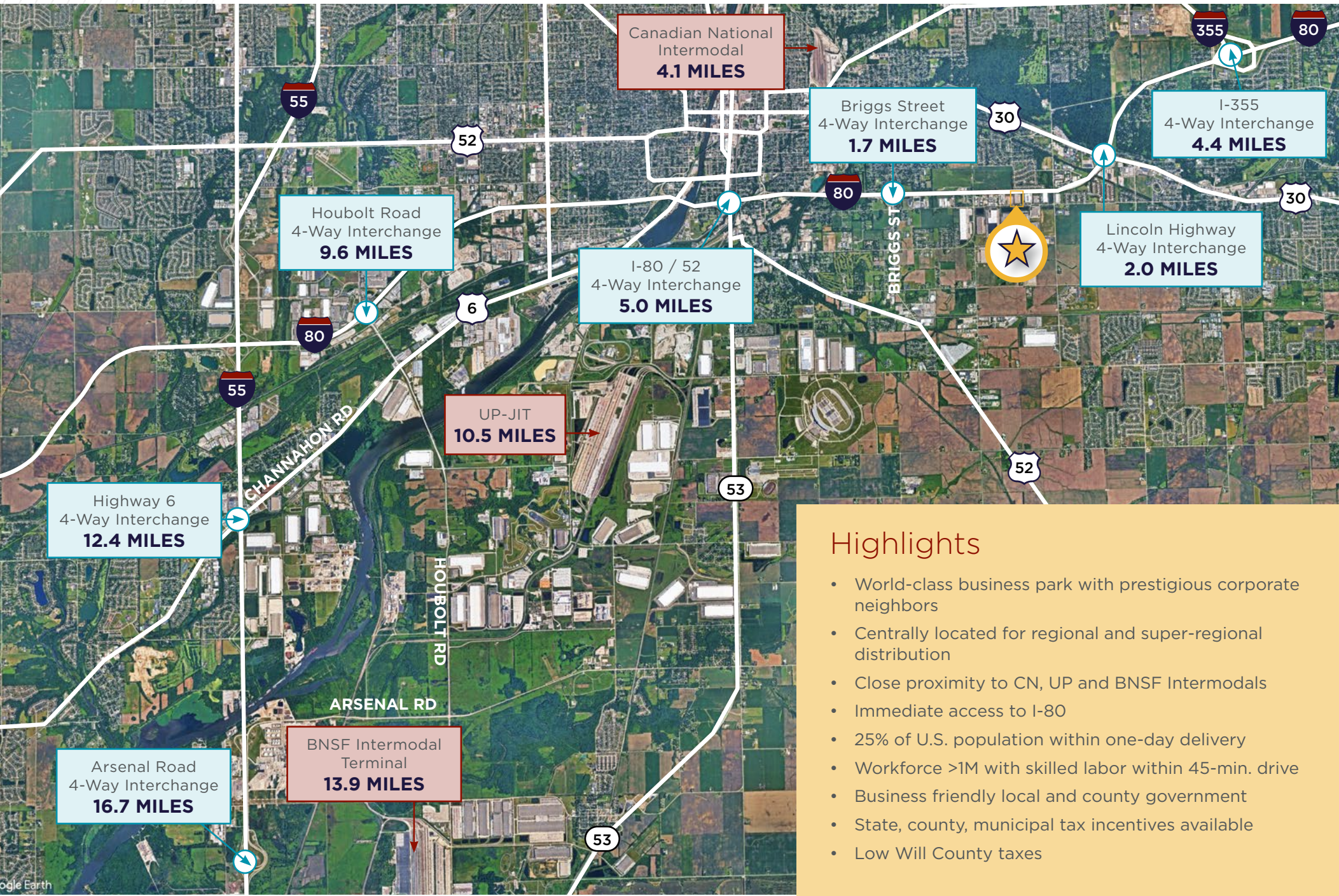
Car Parking:	125 stalls
Trailer Parking:	Four (4) stalls
Sprinkler System:	ESFR
Floors:	<ul style="list-style-type: none">• Sealed with caulked floor joints• Equipped with floor drains
Sublease Rate:	Subject to offer
Highlights:	<ul style="list-style-type: none">• AIB-compliant• Advanced air rotation 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



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