

FOR LEASE



# CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

## BRAND NEW INDUSTRIAL BUILDING 802,440 SF (Expandable to 1,195,560 SF; Divisible)

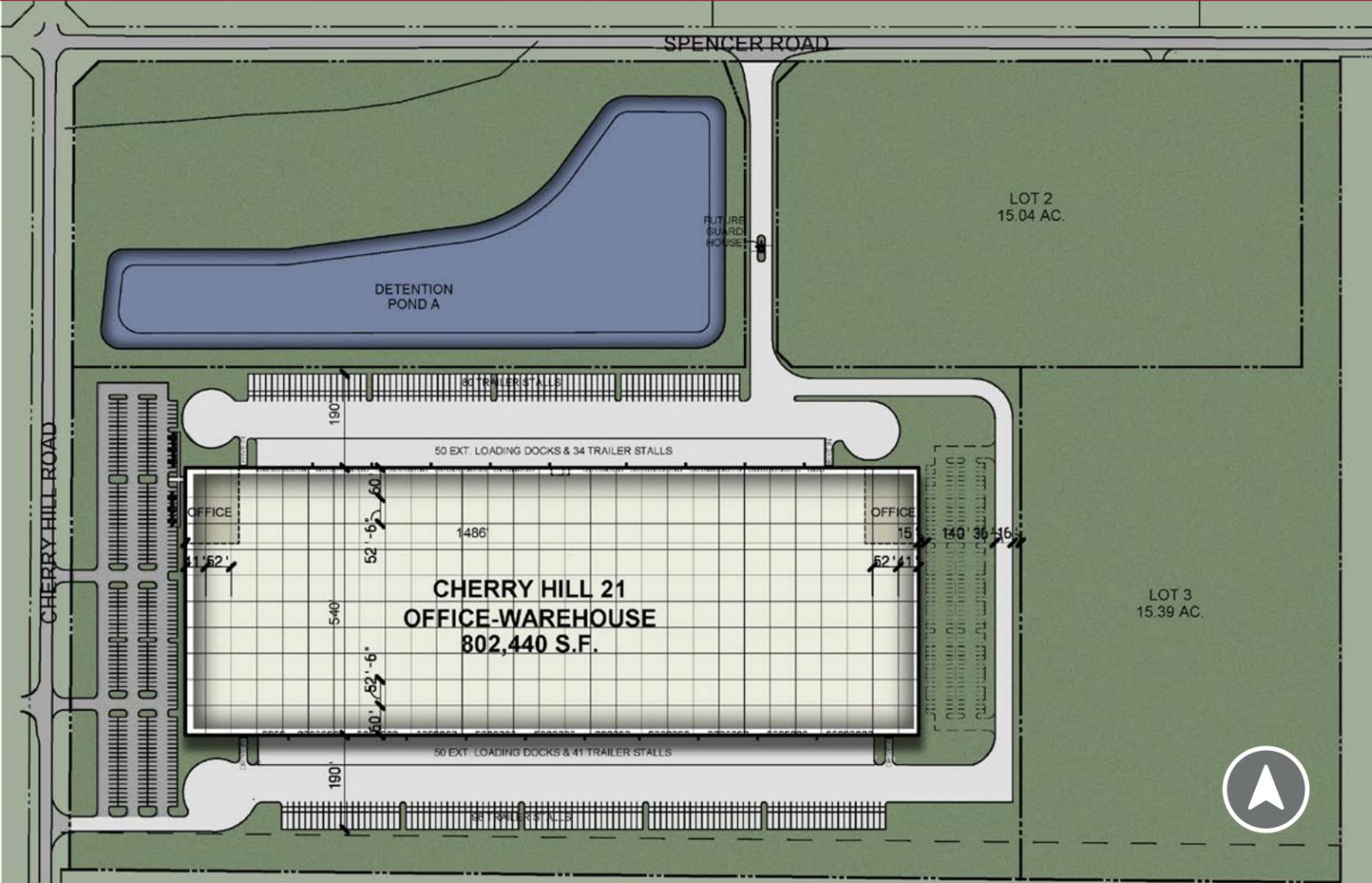
21533 SOUTH CHERRY HILL ROAD, JOLIET, ILLINOIS



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

# CHERRY HILL 21 SITE PLAN & SPECS

# CHERRY HILL 21 AERIAL & BUILDING IMAGE



Prime location for distribution, e-commerce, manufacturing and 3PL users.

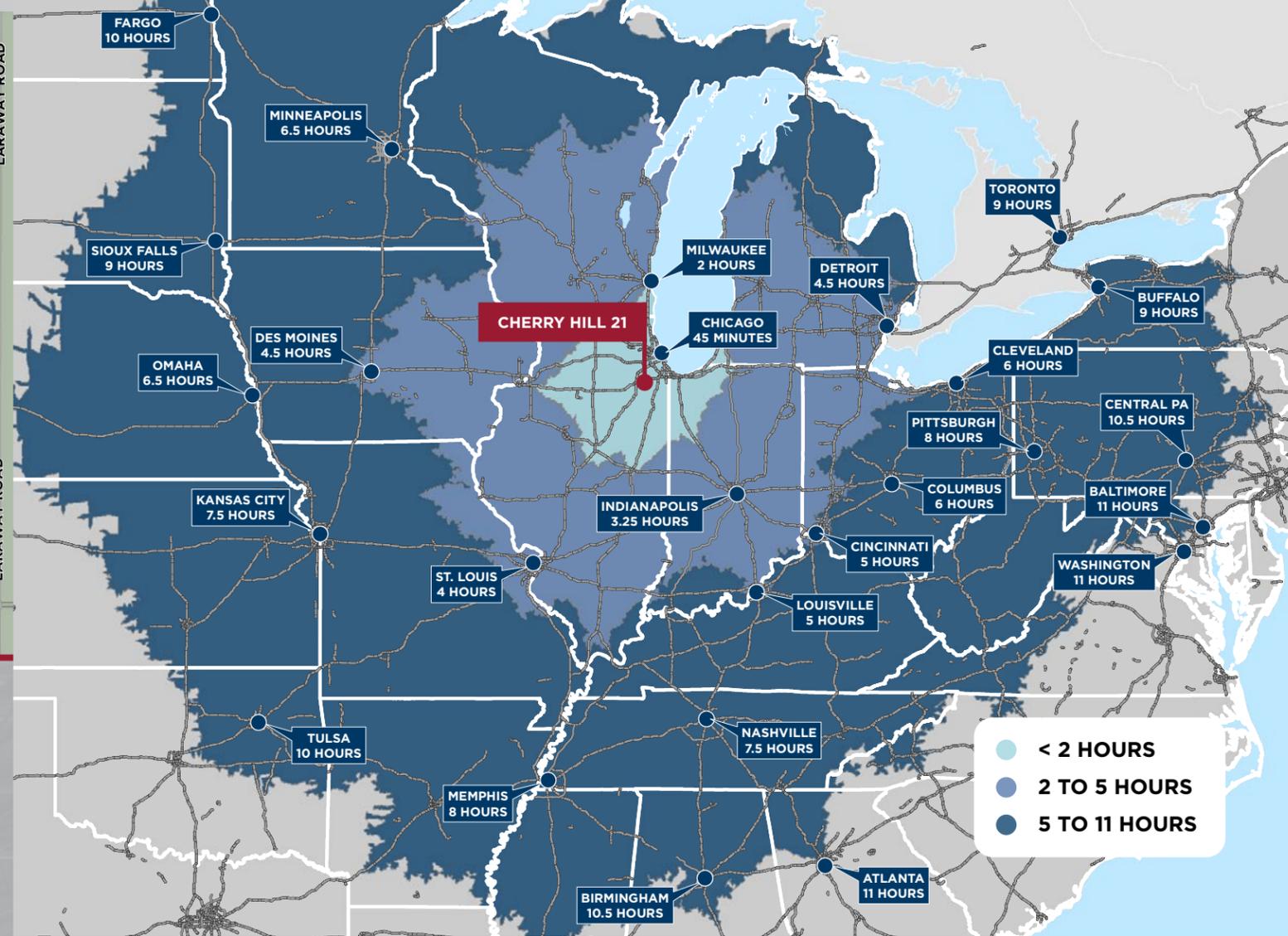
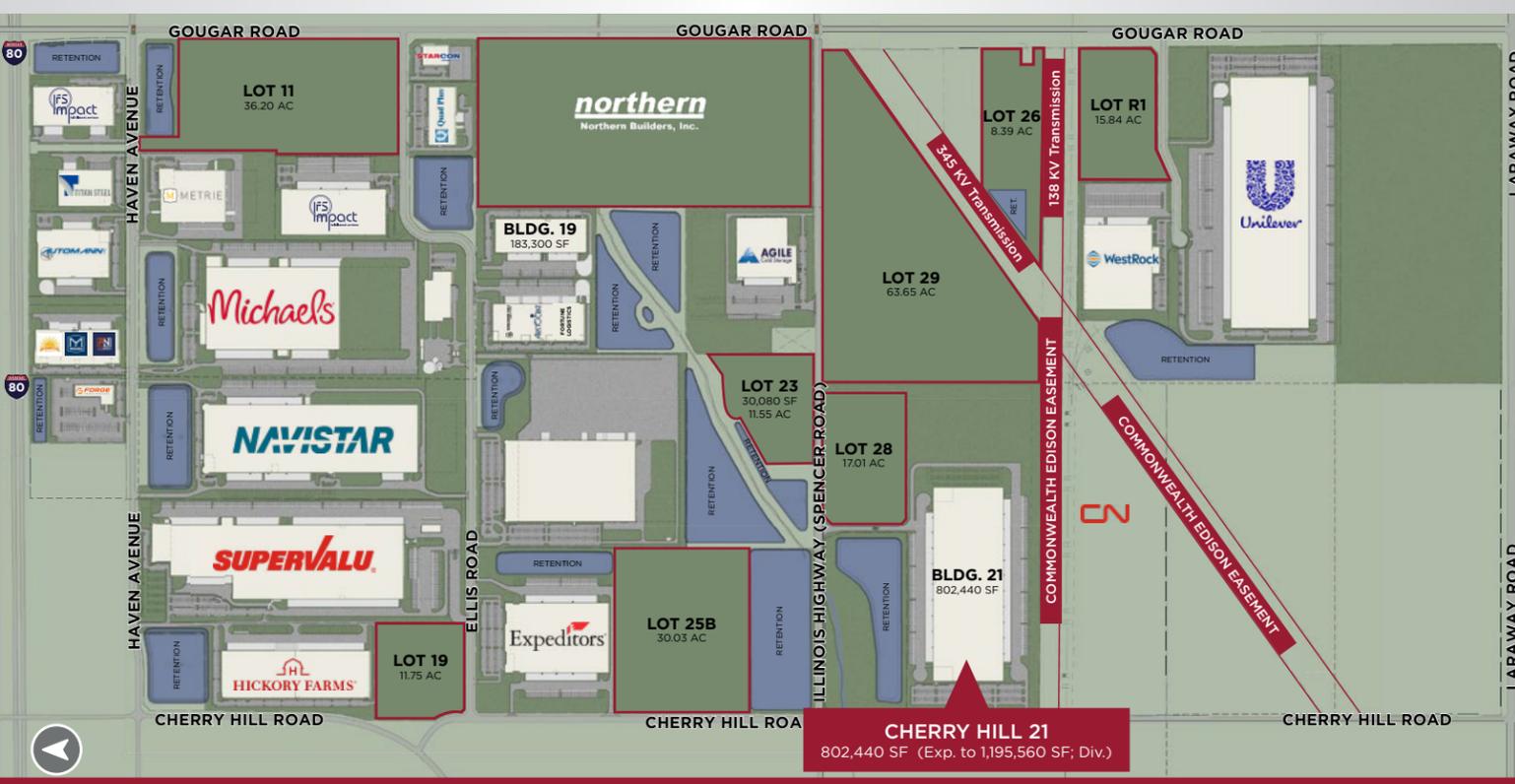
- Cross-dock configuration
- Extensive on-site car & trailer parking
- 60' speed bays
- 190' truck courts
- Ability to fence/ secure
- LED lighting with motion sensors
- Multiple ingress/egress points
- ESFR sprinkler system

<b>802,440 SF</b> (Expandable to 1,195,560 SF; Divisible)	<b>To Suit</b> Office Space	<b>40'</b> Clear Height	<b>52'x52'</b> Typical Bays
<b>100</b> Exterior Docks (Expandable)	<b>4</b> Drive-in Doors	<b>273</b> Trailer Stalls (Expandable)	<b>386</b> Car Parking Spaces (Expandable)



# CHERRY HILL BUSINESS PARK OVERVIEW

# CHERRY HILL 21 DRIVE TIMES & AMENITIES

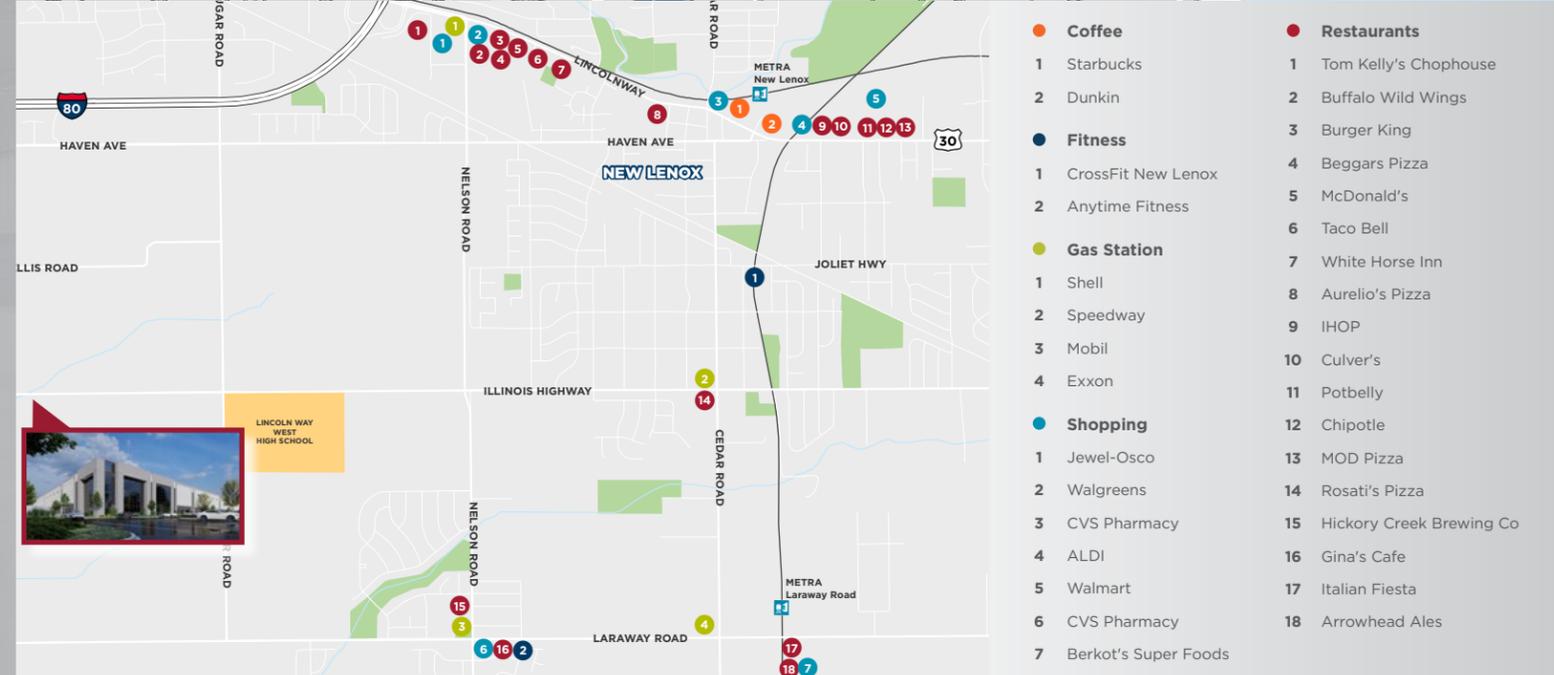


## HIGHLIGHTS

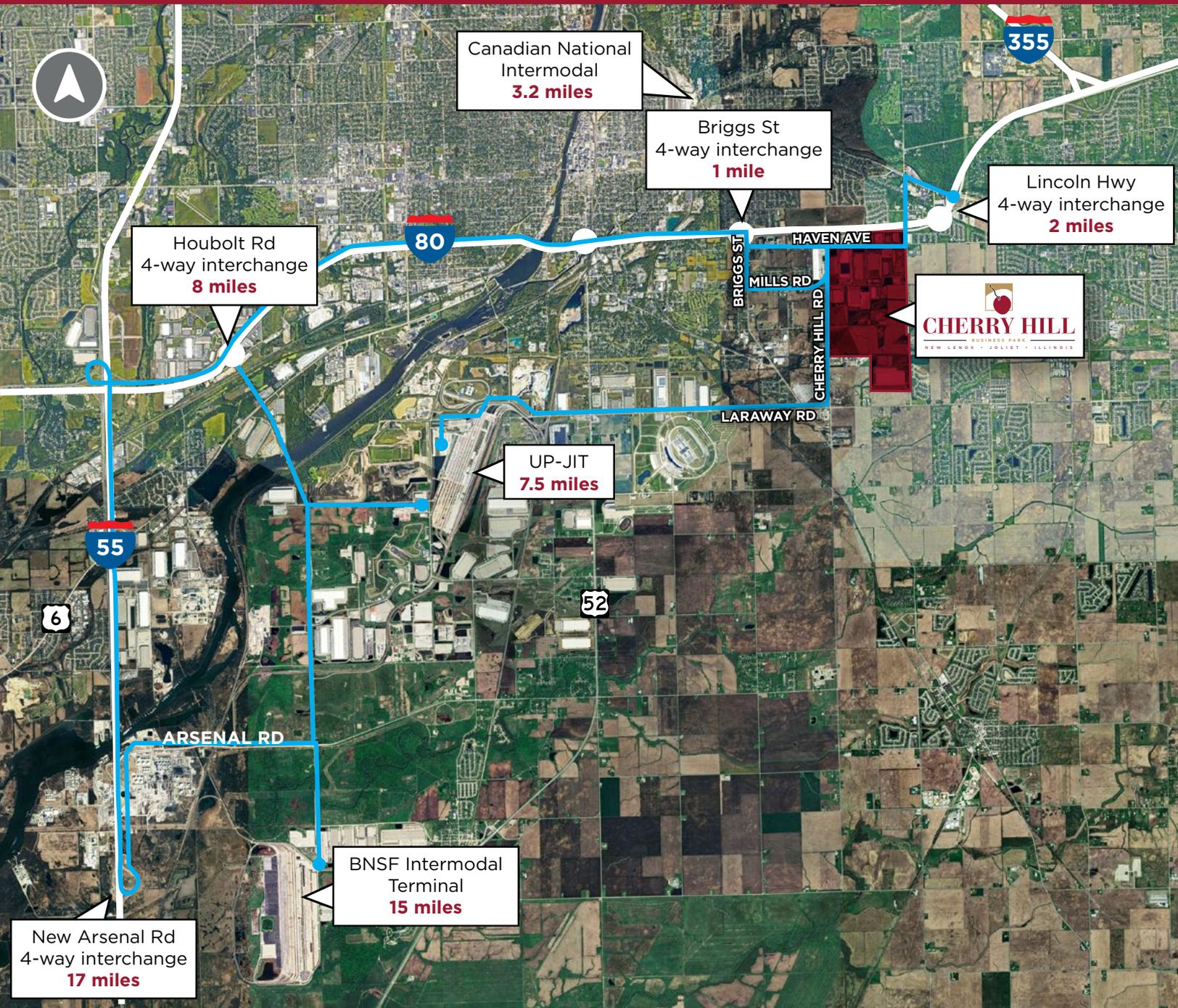
- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- World-class business park with prestigious corporate neighbors
- Centrally located for regional and super-regional distribution
- Large workforce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



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**AFFINIUS**  
CAPITAL

**CUSHMAN &  
WAKEFIELD**

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