



CHERRY HILL

BUSINESS PARK

NEW LENOX • JOLIET • ILLINOIS

CHERRY HILL 19 BUILD-TO-SUIT SITE WITH I-80 FRONTAGE

8.59 ACRES | NEW LENOX, IL



CHERRY HILL 19 | BUILD-TO-SUIT OPPORTUNITY

PROPERTY HIGHLIGHTS

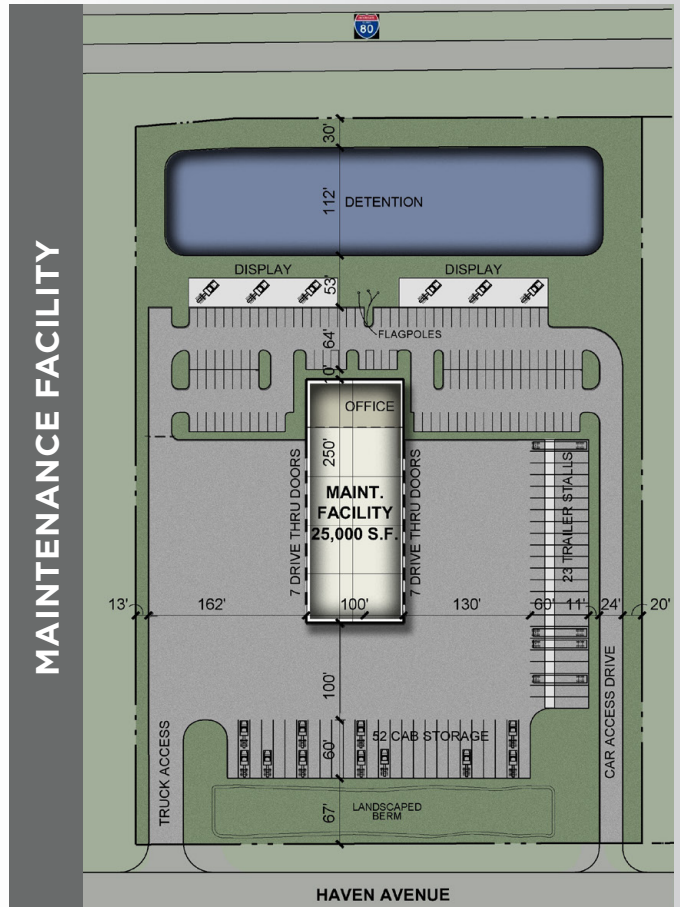
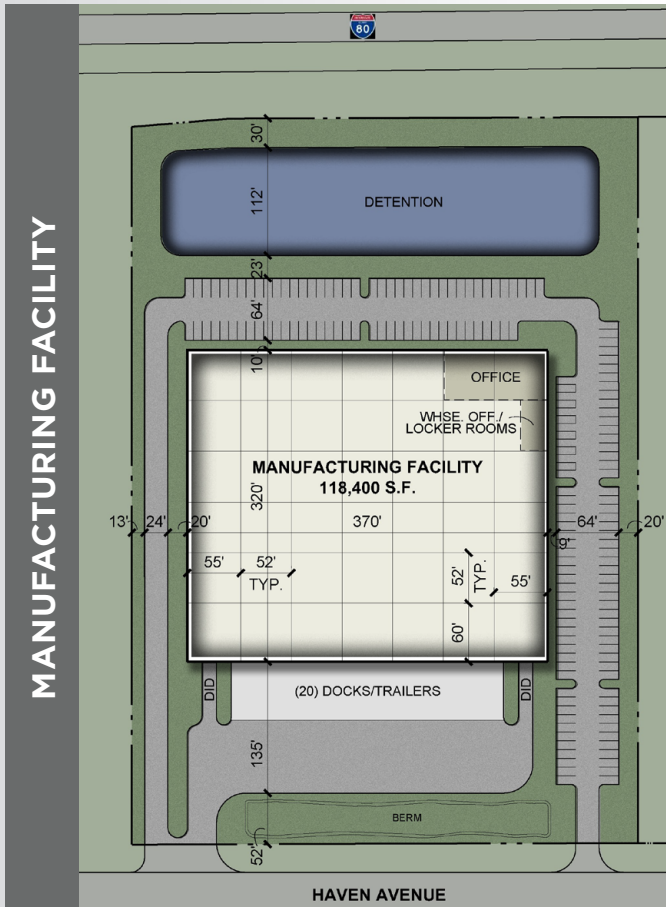
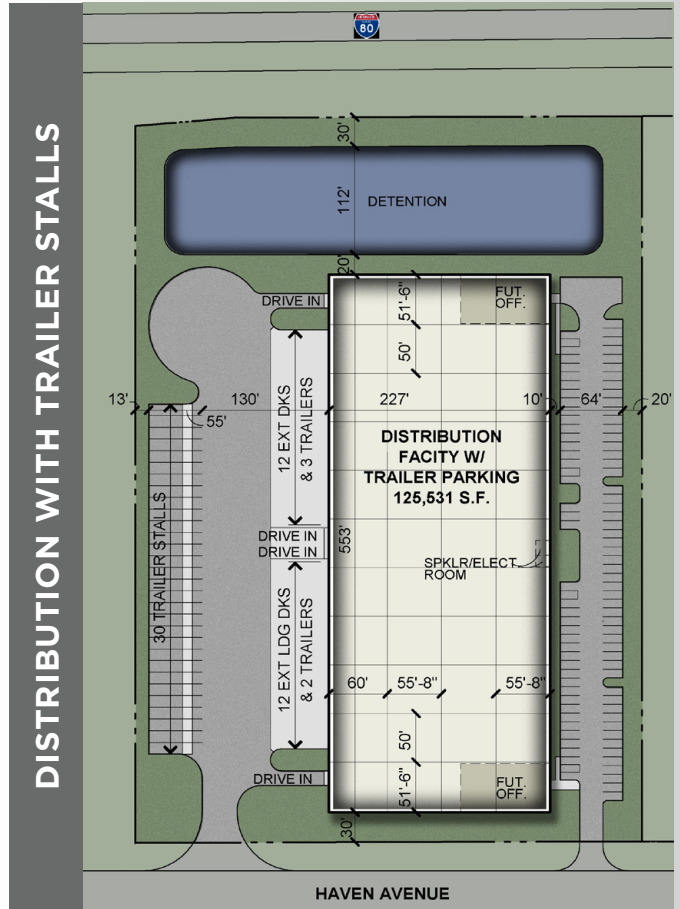
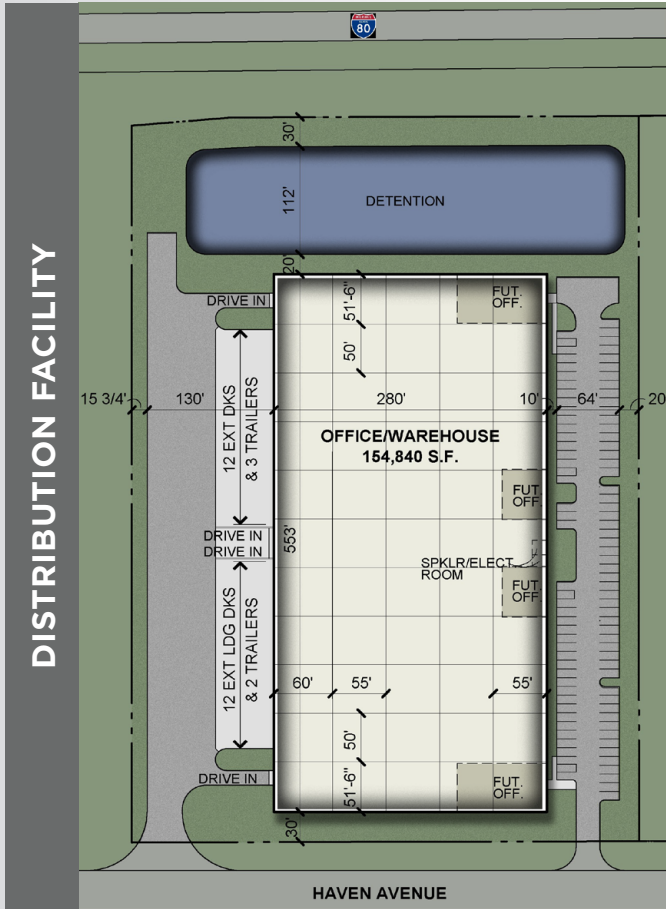
- 8.59-acre property with 520' of I-80 frontage available for build-to-suit development
- Ability to accommodate buildings up to 154,840 sf—designed to suit
- Professional owner/developer with 90+ years of experience
- Immediate I-80 access at both Route 30's and Briggs Street's full interchange
- Ideal industrial setting within the well-established and rapidly expanding Cherry Hill Business Park
- Located within minutes of the new I-80 & I-355 full interchange
- Lease rate/sale price subject to proposal

ACCESS OVERVIEW

- 1.5 miles to I-80
- 4.4 miles to I-355
- 10 miles to I-55/80 interchange
- 40 miles to O'Hare International Airport
- 33 miles to Midway International Airport

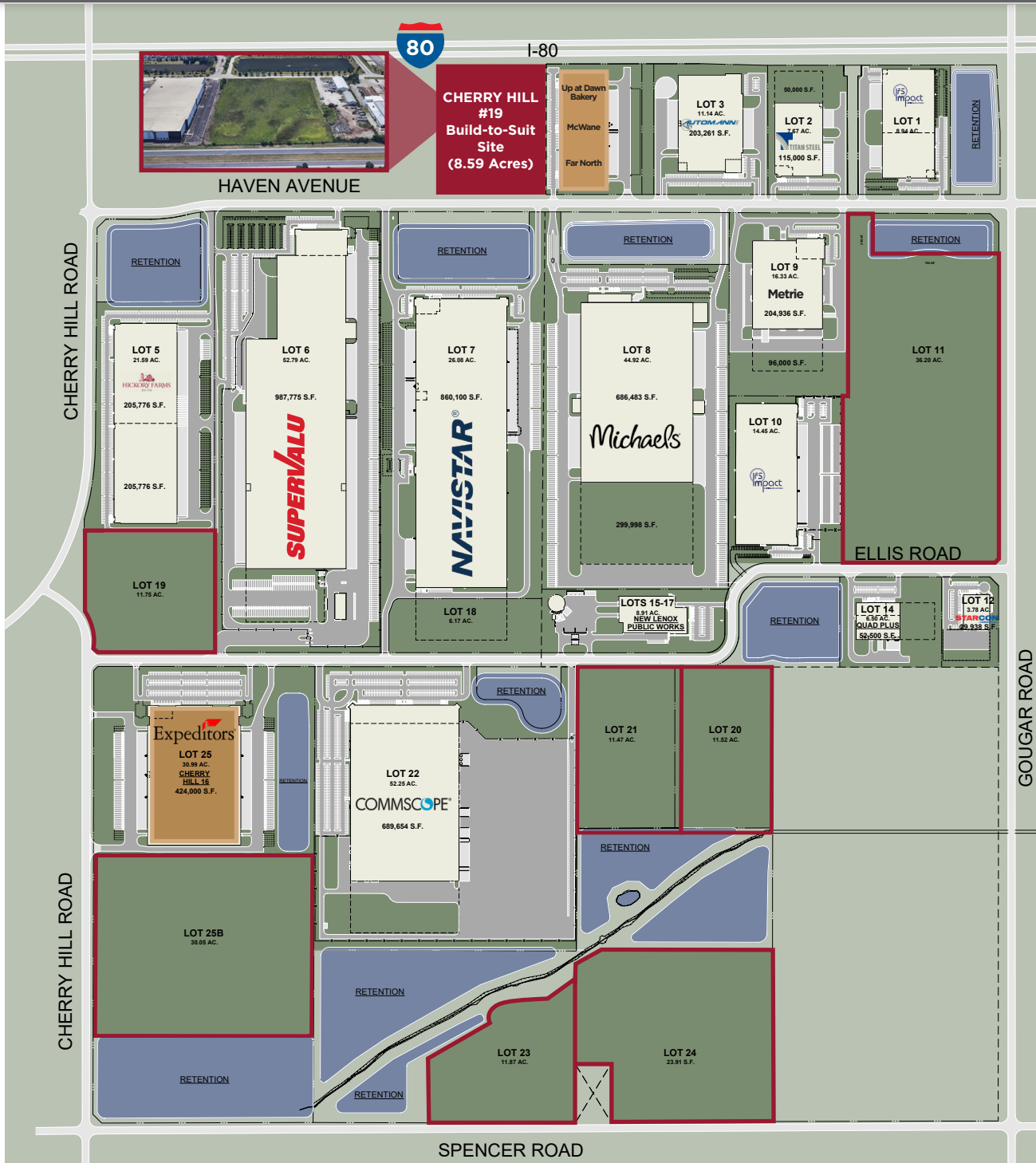


CONCEPTUAL SITE LAYOUTS

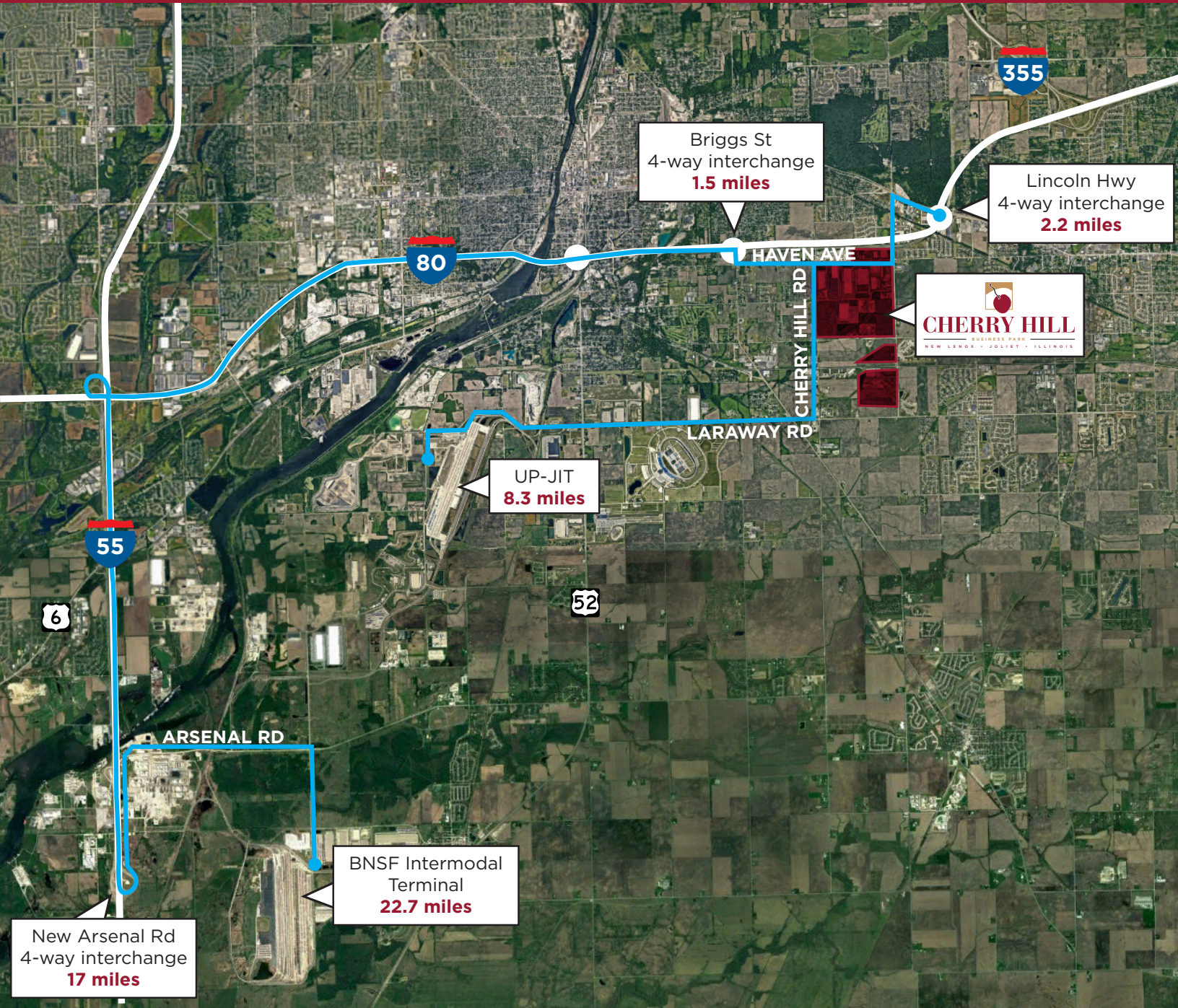


CHERRY HILL BUSINESS PARK OVERVIEW

- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- World-class business park with prestigious corporate neighbors
- Pad ready build-to-suit sites available from 25,000 SF to 1,500,000 SF
- Direct, active rail service via the Canadian National Railroad
- Centrally located for regional and super-regional distribution
- Large workforce with skilled labor
- State, County, and Municipal tax incentives available
- Low Will County taxes
- Established, private ownership
- Full-service development company with in-house construction



CENTRAL LOCATION



Matthew J. Grusecki
847 678 5060
mgrusecki@northernbuilders.com

Jason M. West, SIOR
847 518 3210
jason.west@cushwake.com

Sean M. Henrick, SIOR
847 518 3215
sean.henrick@cushwake.com

Michael D. Magliano
847 518 3259
michael.magliano@cushwake.com

Doug R. Pilcher
847 518 3285
doug.pilcher@cushwake.com