



CHERRY HILL

BUSINESS PARK

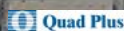
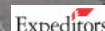
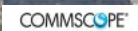
NEW LENOX • JOLIET • ILLINOIS

FOR SALE
OR LEASE

183,300 SF OF INDUSTRIAL NEW CONSTRUCTION (DIVISIBLE)

CHERRY HILL 19 | AVAILABLE JULY 2025

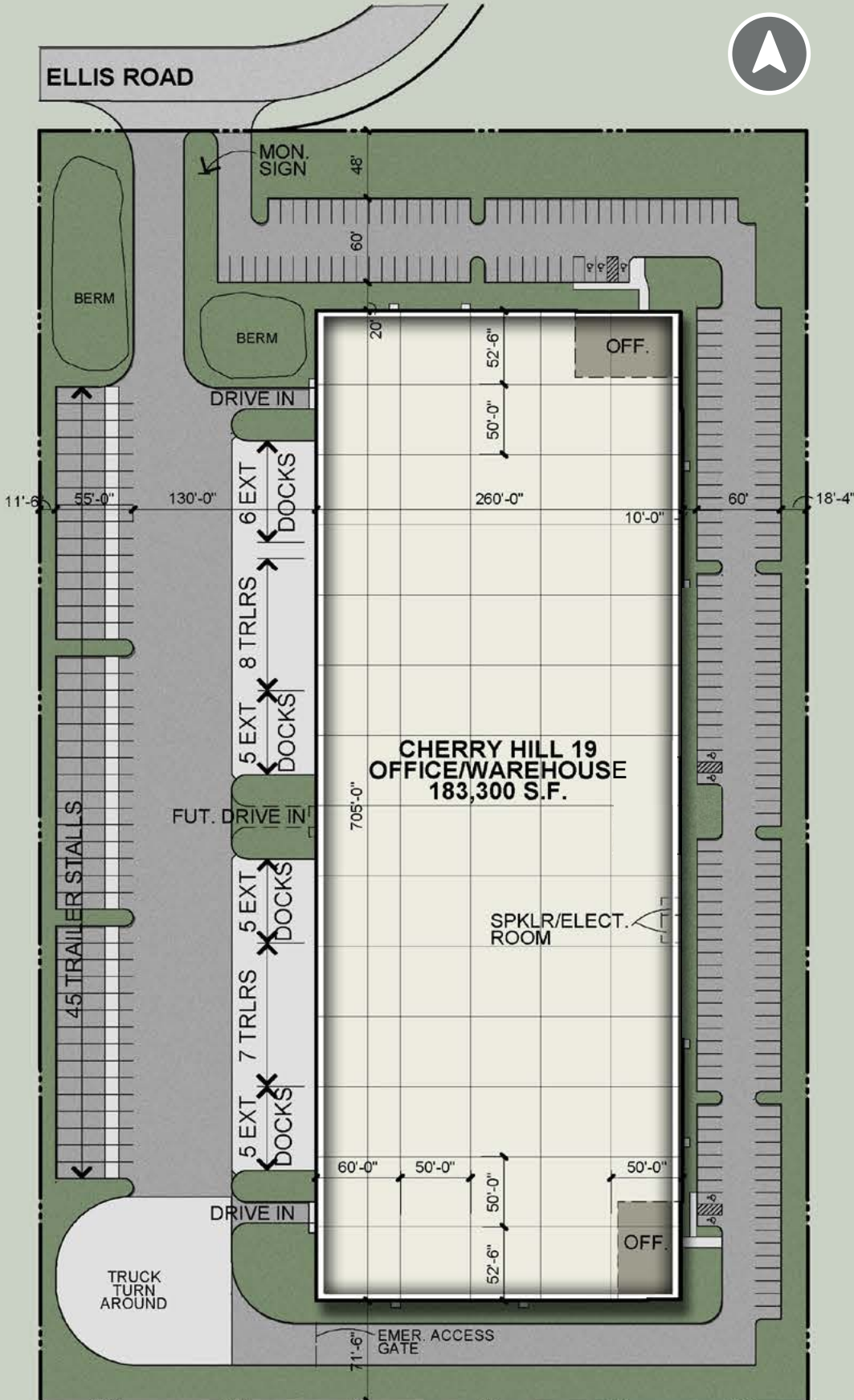
2800 ELLIS ROAD, JOLIET, ILLINOIS



NEW LENOX
PUBLIC WORKS



CHERRY HILL 19 SITE PLAN & SPECS



183,300 SF

Total SF Available
(Divisible)

To Suit

Office Space

32'

Clear Height

21

Exterior Docks
(15 Future Exterior Docks)

2

Drive-in Doors
(1 Future Drive-in Door)

208

Car Parking Spaces

45

Trailer Stalls

±11.34

Acre Site

CHERRY HILL 19 AERIAL & BUILDING IMAGE



Conceptual Rendering

CHERRY HILL BUSINESS PARK OVERVIEW



HIGHLIGHTS

- Strategic location between I-55 & I-57
- Immediate access to I-355 and I-80
- World-class business park with prestigious corporate neighbors
- Direct, active rail service via the Canadian National Railroad
- 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

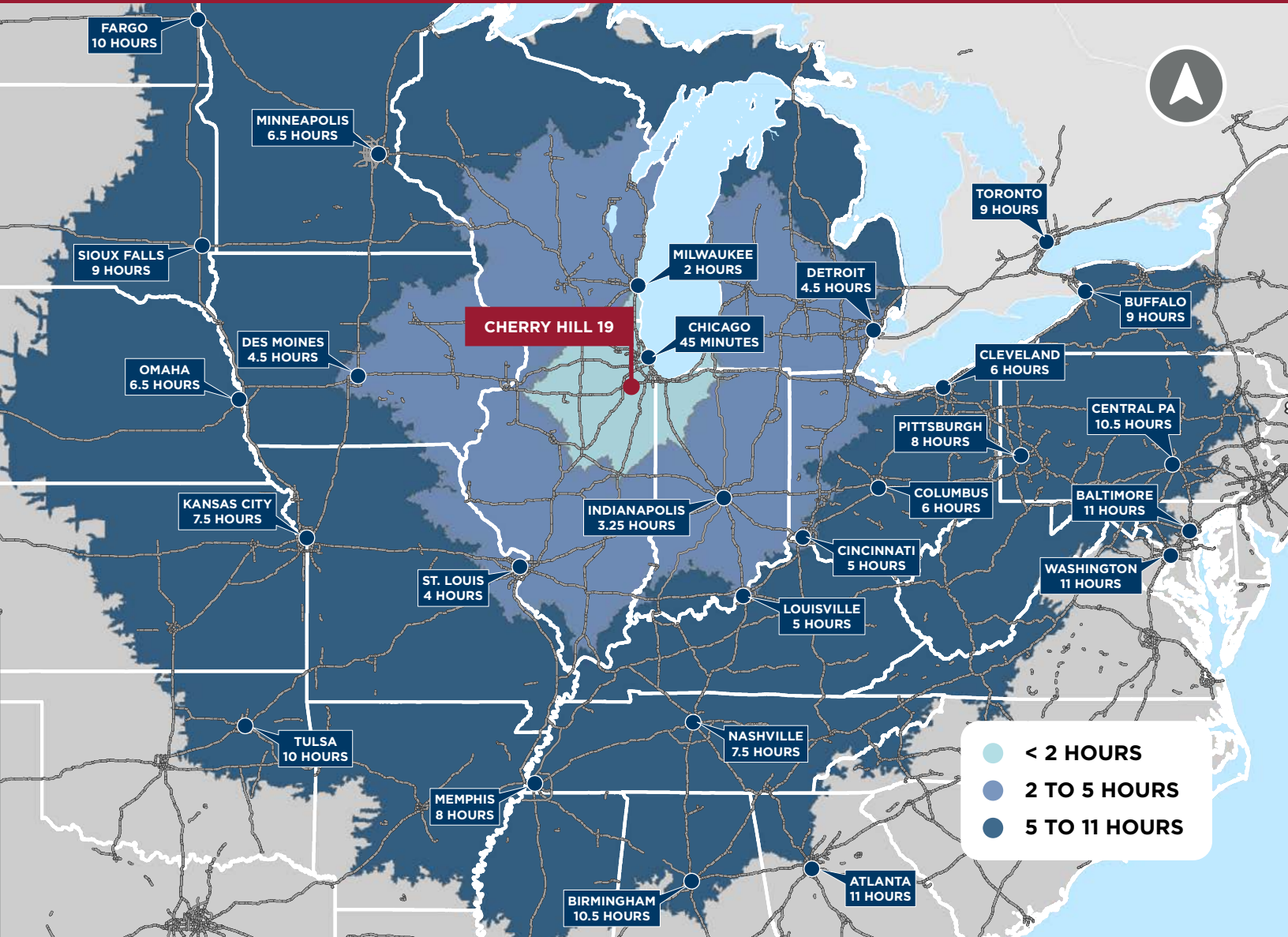
30-Mile Radius Demographics:

- 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

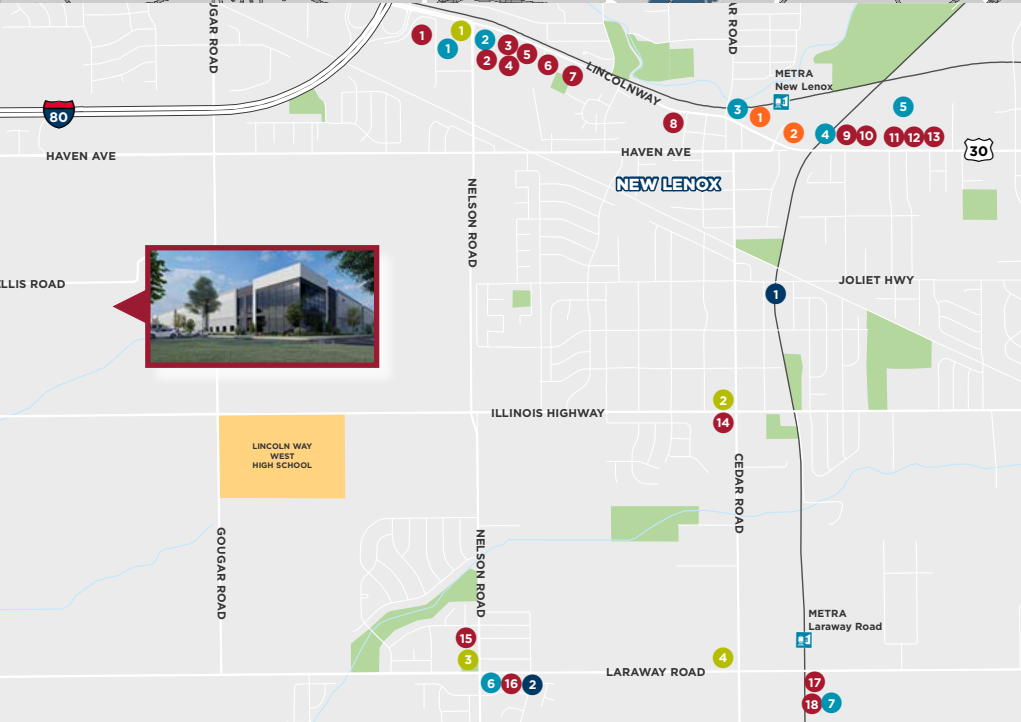


CHERRY HILL 19

DRIVE TIMES & AMENITIES



- < 2 HOURS
- 2 TO 5 HOURS
- 5 TO 11 HOURS

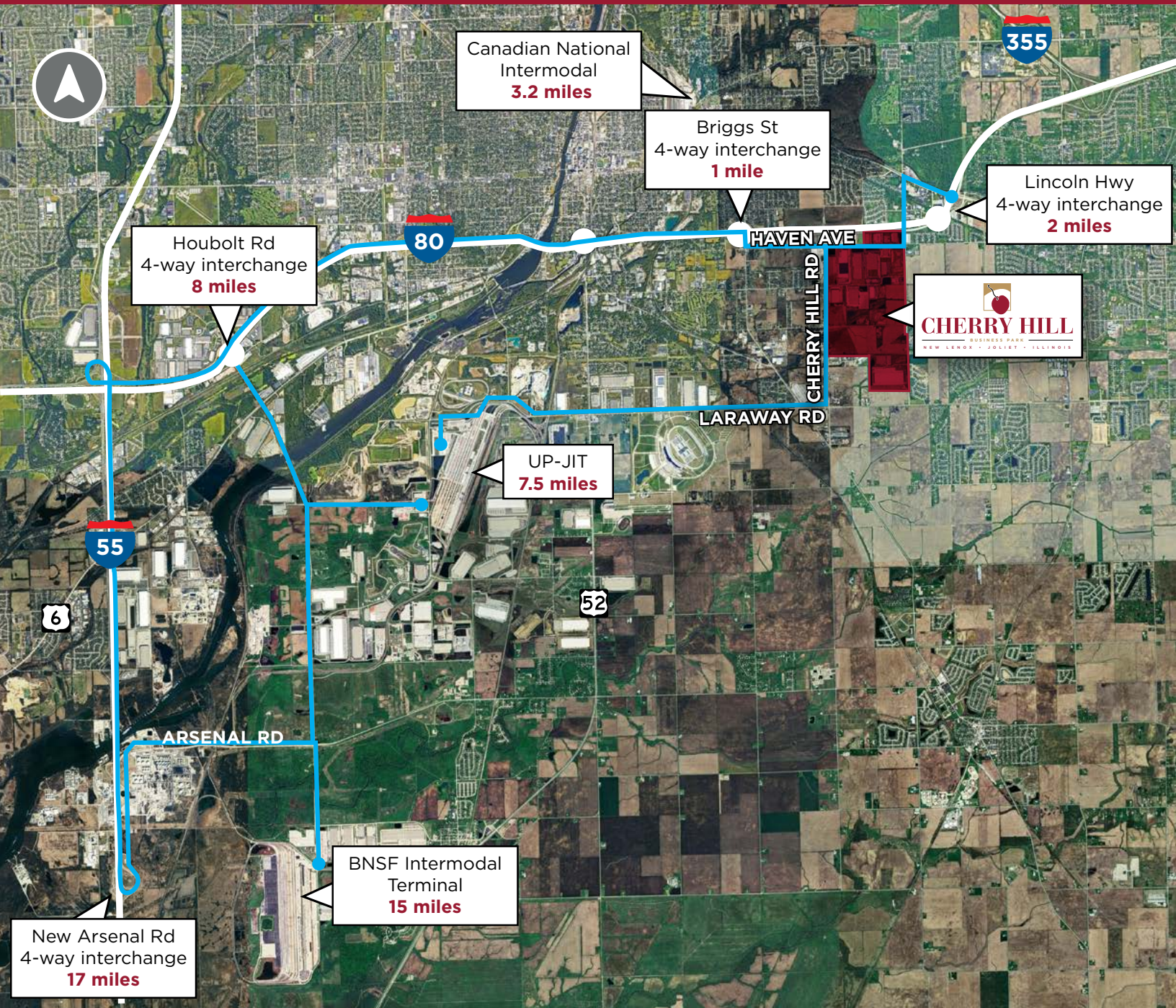


- **Coffee**
 - 1 Starbucks
 - 2 Dunkin
- **Fitness**
 - 1 CrossFit New Lenox
 - 2 Anytime Fitness
- **Gas Station**
 - 1 Shell
 - 2 Speedway
 - 3 Mobil
 - 4 Exxon
- **Shopping**
 - 1 Jewel-Osco
 - 2 Walgreens
 - 3 CVS Pharmacy
 - 4 ALDI
 - 5 Walmart
 - 6 CVS Pharmacy
 - 7 Berkot's Super Foods
- **Restaurants**
 - 1 Tom Kelly's Chophouse
 - 2 Buffalo Wild Wings
 - 3 Burger King
 - 4 Beggars Pizza
 - 5 McDonald's
 - 6 Taco Bell
 - 7 White Horse Inn
 - 8 Aurelio's Pizza
 - 9 IHOP
 - 10 Culver's
 - 11 Potbelly
 - 12 Chipotle
 - 13 MOD Pizza
 - 14 Rosati's Pizza
 - 15 Hickory Creek Brewing Co
 - 16 Gina's Cafe
 - 17 Italian Fiesta
 - 18 Arrowhead Ales



LINCOLN WAY WEST HIGH SCHOOL

CHERRY HILL BUSINESS PARK CENTRAL LOCATION



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 **CUSHMAN &
WAKEFIELD**