

# FOR SALE/BUILD-TO-SUIT I-80 FRONTAGE -

NEW LENOX COMMERCE CENTER • 2501 W. HAVEN AVENUE • NEW LENOX • ILLINOIS



## Highlights

- Immediately accessible to I-80 via two, four-way interchanges at Route 30 and Brigg's Street
- Adjacent to Cherry Hill Business Park
- Located approximately 1.5 miles from the newly opened I-80 and I-355 Interchange
- Provides excellent visibility with 520 feet of frontage along I-80
- Close proximity to the largest Intermodal transportation center

## Exclusive Agents

**Tim Thompson, SIOR**  
312.683.7260  
tthompson@hsacommercial.com

**Paul Broderick**  
312.683.7257  
pbroderick@hsacommercial.com

# INDUSTRI-



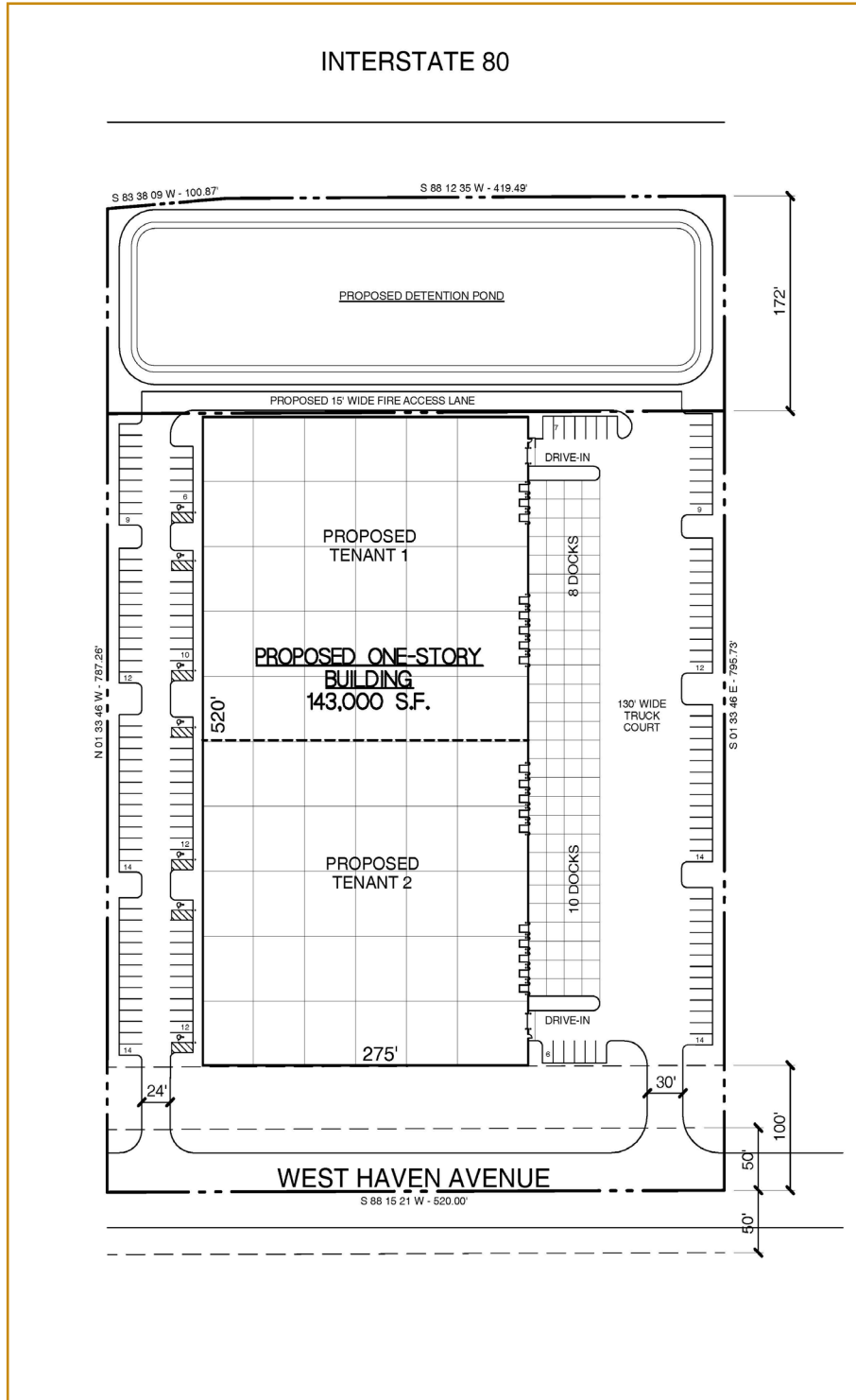
HSA Commercial: 100 S Wacker Drive, Suite 950 • Chicago • Illinois • 60606 • [hsacommercial.com](http://hsacommercial.com)

*Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice. HSA Commercial Inc. is one of the members and / or officers of the ownership entity and is a licensed RE Broker.*

# FOR SALE/BUILD-TO-SUIT I-80 FRONTAGE -

NEW LENOX COMMERCE CENTER • 2501 W. HAVEN AVENUE • NEW LENOX • ILLINOIS

## Preliminary Building Plan





# FOR SALE/BUILD-TO-SUIT I-80 FRONTAGE -

NEW LENOX COMMERCE CENTER • 2501 W. HAVEN AVENUE • NEW LENOX • ILLINOIS



## Proposed Building Specifications

- 143,000 sf (divisible)
- 30' clear ceiling height
  - Office to-suit
- ESFR sprinkler system
- Eighteen (18) exterior truck docks (expandable)
  - Two (2) drive-in doors
- Parking for 151 cars (expandable)
  - Parking for trailers

# FOR SALE/BUILD-TO-SUIT I-80 FRONTAGE -

NEW LENOX COMMERCE CENTER • 2501 W. HAVEN AVENUE • NEW LENOX • ILLINOIS

## Distance From Site in Miles

- Interstate 80 - approximately 0.5 miles
- Interstate 355 - approximately 1.5 miles
- Interstate 55/80 - approximately 10 miles
- O'Hare Airport - approximately 40 miles
- Midway Airport - approximately 30 miles

## Exclusive Agent

**Tim Thompson, SIOR**

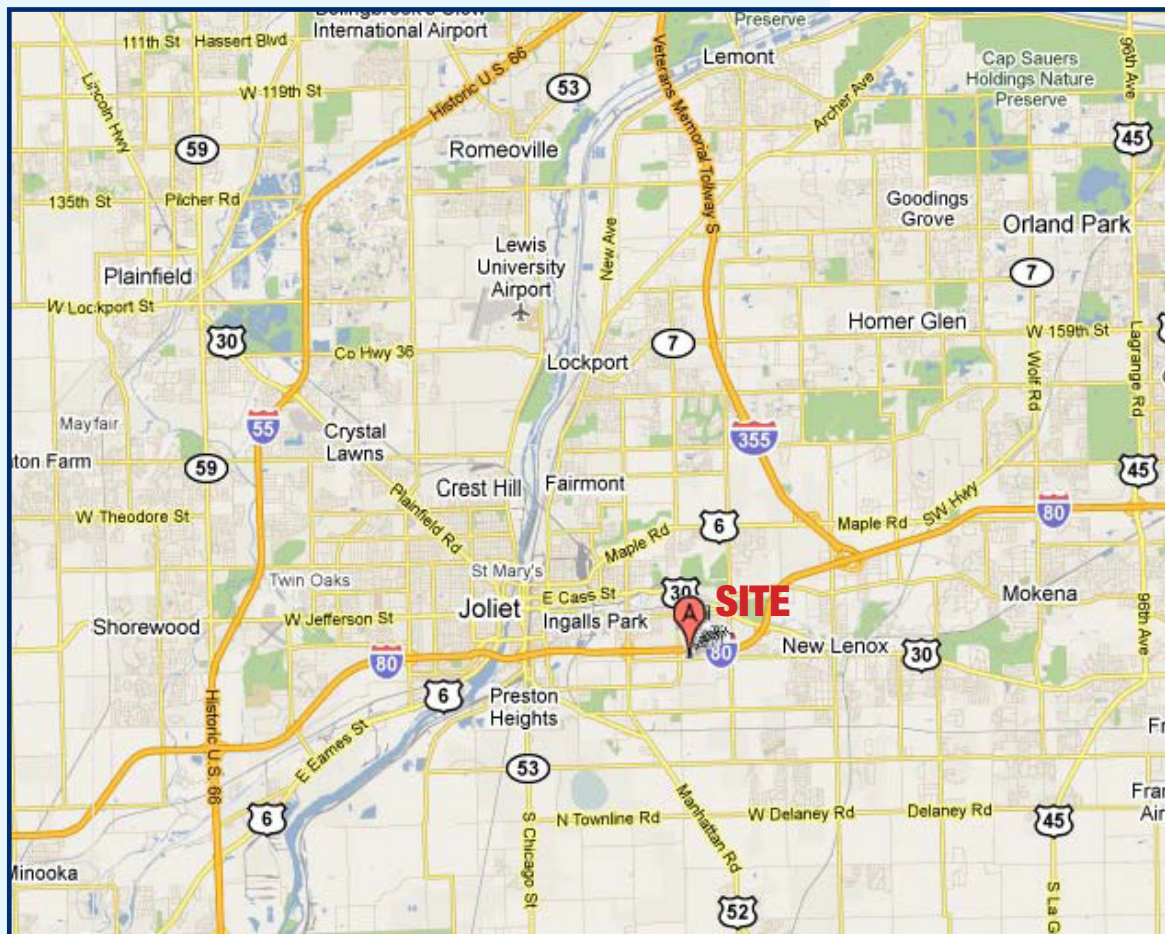
312.683.7260

tthompson@hsacommercial.com

**Paul Broderick**

312.683.7257

pbroderick@hsacommercial.com



# INDUSTRI-

