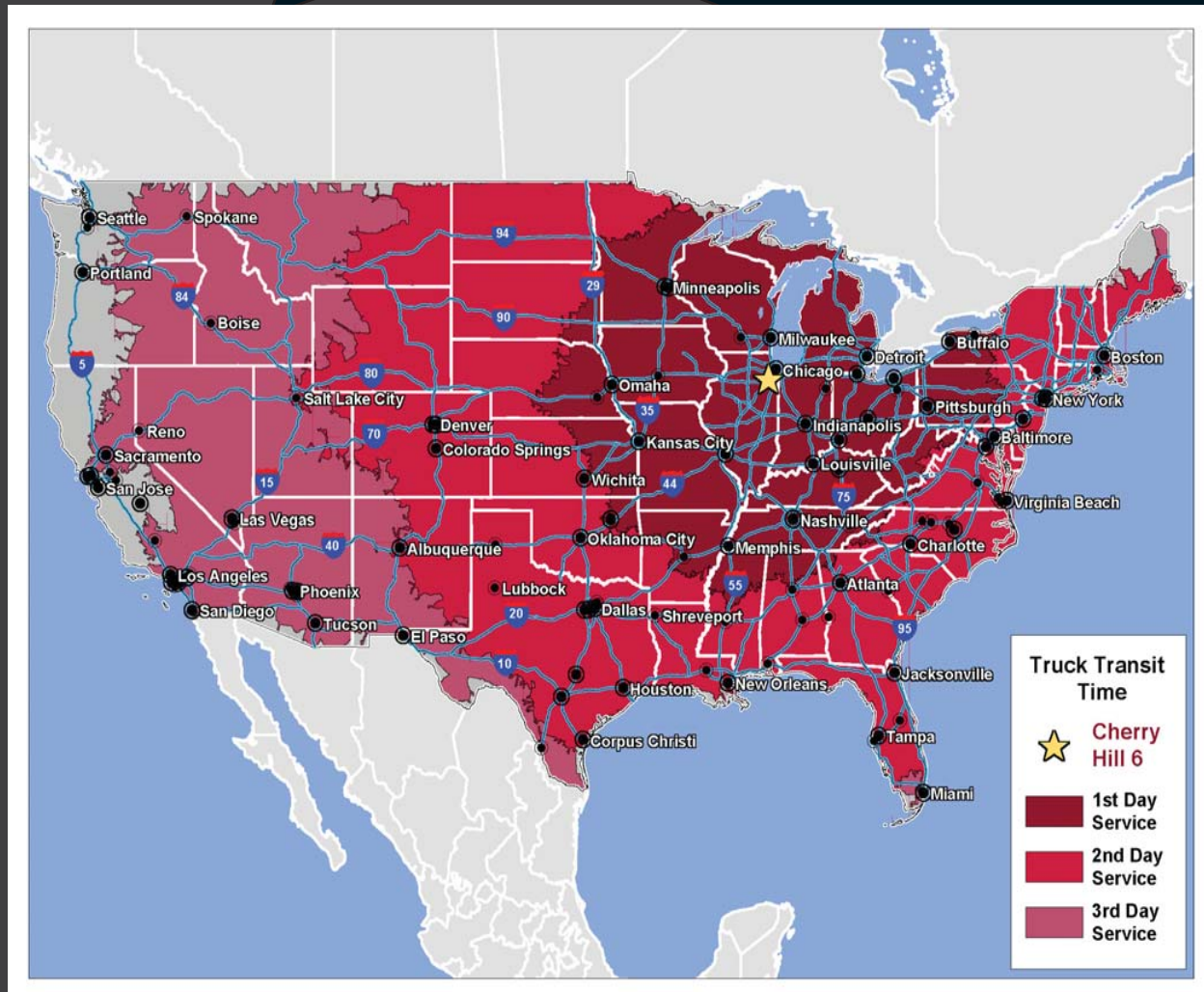


Ideally situated on the United States main distribution artery I-80 at the intersection of I-355, Cherry Hill 6 provides unparalleled proximity to the Chicago regional population and a super-regional geography which affords access to 93.85% of the domestic population within a 3 day transit based on U.S. Department of Transportation Hours of Service Regulations.



2700 Haven Road  
Joliet, Illinois



**Your optimal distribution location in the I-80 corridor**

- Ideally located for regional and super-regional distribution
- Large workforce with skilled labor available
- Unparalleled logistical advantages
- State, County and Municipal tax incentives
- Flexible space
- Established, aggressive, private ownership

## Access

- Prominently situated within a master planned industrial park
- Less than two miles from two, four-way interchanges with I-80
- Two miles west of I-355 at I-80 providing immediate access to Chicago area population centers
- Eight miles East of I-55 and 10 miles West of I-57
- Twenty miles from Midway Airport
- Forty-five miles from O'Hare Airport



## Property Specifications

- 522,520 sq. ft. (expandable to 1,036,900 sq. ft.)
- 30' clear height
- ESFR sprinkler system
- 60 fully equipped docks (expandable)
- 50' x 50' bay spacing with 60' speed bays
- 58 trailer parking positions (expandable)
- 190' truck court
- 83 auto parking positions (expandable)
- 1,200 amp, 277/480 volt electrical service

## Operational Advantages

- Contiguous 20.68 acre site accommodates building expansion, trailer or auto parking requirements
- Easily secured site with multiple points of ingress and egress
- Ideal site circulation for driver-side back-in and truck maneuvering
- Off-street access roads accommodate queuing for at least ten tractor/trailers

## Incentives

- Available real estate tax abatement – 50% for 3,4 or 5 years for qualified investments
- Available State of Illinois tax credits and grants

