

# INTERSECT Illinois VETTED SITES

**Clarius | Five Star,**  
*Brisbin Road & Route 6, Morris, Grundy County*

(41.4061, -88.3770)  
Site Acreage: 534 acres



## Utilities:



### Electric:

Site vetted for a 100+MW user with redundant service and access to 100% clean/renewable energy.



### Gas:

Site vetted to meet 100 mcfh (1,000 therms/hour) at 60 psig delivery pressure with potential main line extension. For large gas usage or pressure, the site has the potential to connect to a station from a transmission pipeline.



### Water:

The current available capacity is 200,000 GPD. Site vetted for 1.5 MGD by 2025/2026.



### Waste Water Infrastructure:

The current available capacity is 500,000 GPD. Site vetted for 1.5+ MGD by 2026/2027.



### Broadband Connectivity:

Site has fiber.

## Available Reports:

Soil Borings report for part of the site, ATLA surveys, Flood maps

## Number of owners:

Two owners

## Top Site Advantages

- ✓ Chicago MSA, in attainment area with rail access (CSX)
- ✓ All utilities on site
- ✓ Free of floodplain issues, wetlands, and protected/endangered species.
- ✓ Current zoning industrial (M1 and M2 manufacturing)
- ✓ 142 acres to the west and 147 acres to the east (under different ownerships)

## Transportation and Logistic Assets



### Proximity to highways / interstate:

Adjacent to US Route 6, which runs along the northern border of property. 0.8 miles along Route 6 to Interstate 80, accessed via Exit 116 at Brisbin Road. 11 miles to Interstate 55 via I-80.



### Rail:

Class I CSX rail line.



### Proximity to airport:

50 miles to Chicago Midway International Airport. 58 miles to Chicago O'Hare International Airport. 5.4 miles to Morris Municipal Airport (regional, corporate).

## Additional Details



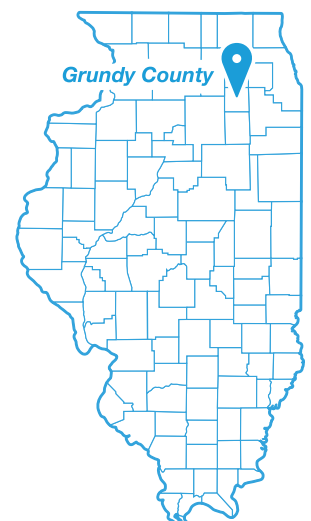
### Workforce:

1 hour drive time  
3,660,883 Labor Force (Dec. '22)  
1,446,458 Jobs ('22)



### Local incentives available:

Enterprise Zone, TIF, potential for additional property tax abatements, City of Morris does not have a Municipal Utility Tax, in underserved area (area with higher benefits for state incentives).



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