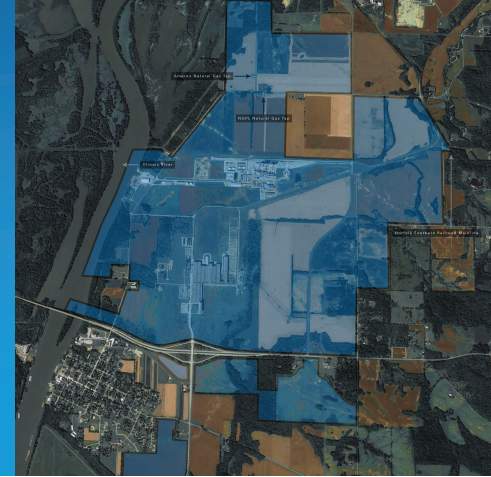


Marquis Industrial Complex

1000 Marquis Drive Hennepin, IL 61327, Putnam County

(41.2688, -89.3103)

Site Acreage: 3,300 acres (2,900 acres developable)



Utilities:



Electric:

Site vetted for 100+MW user with potential of redundant service



Gas:

Site vetted to meet 200 mcfh (2,000 therms/hour) at 300 psig delivery pressure



Water:

Ground water on site for an 1MGD+ operation



Waste Water Infrastructure:

On site septic systems and Hennepin Water & Waste Water Sytem with available capacity of 0.300 MGD

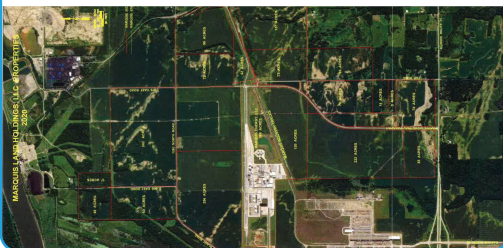


Broadband Connectivity:

Site has fiber

Number of owners:

One primary owner. Site is for lease only.



Top Site Advantages

- ✓ Zoned industrial
- ✓ Rail spur by Norfolk Southern
- ✓ Access to barge on site
- ✓ Site is between I-180 and highways 71 & 26
- ✓ 2 hours from Chicago, in attainment area

Transportation and Logistic Assets



Proximity to highways / interstate:

Complex sits on I-180, Hwy Rt 71 and Rt 26. 5 miles to I-80, 12 Miles to I-39.



Rail:

Class I CSX rail line.



Proximity to airport:

The closest airport is Illinois Valley Regional Airport (17.5 miles). 107 miles to Chicago Midway International Airport and 113 miles to Chicago O'Hare International Airport.

Additional Details



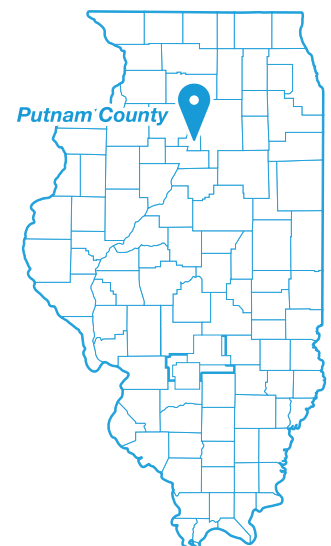
Workforce:

1 hour drive time
74,877 Labor Force (Dec. '22)
60,885 Jobs ('22)



Local incentives available:

In an Enterprise Zone



[View Site Here](#)