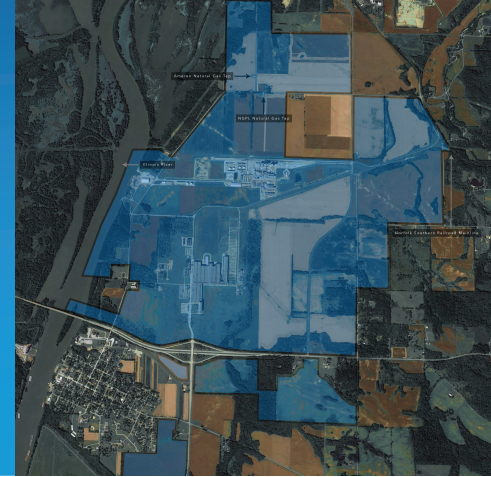


## Marquis Industrial Complex

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 System with available capacity of 0.300 MGD



#### Broadband Connectivity:

Site has fiber

### Number of owners:

One primary owner. Site is for lease only.



[View Site Here](#)

## 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

