

INTERSECT Illinois VETTED SITES

3200 AC Rail-Access Megasite

Site Acreage: 3,200 acres

7001 N 3000 E Road, Manteno, IL 60950, Kankakee County
(41.2216, -87.8191)



Utilities:



Electric:

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



Gas:

Site vetted to meet up to 200 MCFH (2,000 therms/hour) at readily available 60 PSIG delivery pressure for large gas volume



Water:

Site vetted for 1.5+ MGD



Waste Water Infrastructure:

Site vetted for 1.5+ MGD



Broadband Connectivity:

Fiber is within a mile from the site

Number of owners:

Multiple Owners

Target Industries:

Food processing
General manufacturing
Iron/steel/metals industry
Biotechnology
Chemicals manufacturing
Plastics manufacturing
Renewable energy manufacturing

Top Site Advantages

- ✓ Within 1 hour drive time to Chicago, Midway International Airport
- ✓ Rail spur on site
- ✓ All utilities on/nearby site
- ✓ Free of floodplain issues, wetlands, protected/endangered species and historical artifacts
- ✓ Additional 5,000+ acres to the east

Transportation and Logistic Assets

- ⚠️ **Proximity to highways / interstate:**
I-57 located 2 miles to the west with two exits, 318 or 322 for I-57 access. Route 50 is located 2 miles to the west of site.
- 🚂 **Rail:**
Rail spur on site, Canadian National Railroad
- ✈️ **Proximity to airport:**
15 miles to Greater Kankakee Airport (regional, corporate). 43 miles to Midway International Airport. 64 miles to Chicago O'Hare International Airport.

Additional Details

- 👥 **Workforce within 1 hour drive time:**
Labor Force (Mar 2023): 655,115
Jobs (2022): 526,004
- 📁 **Local incentives available:**
Partial property is in the Kankakee County Enterprise Zone and allows potential for property tax abatement, free or reduced building permits, sales tax exemptions, investment tax credits, machinery and equipment sales tax exemption and utility tax exemption.



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