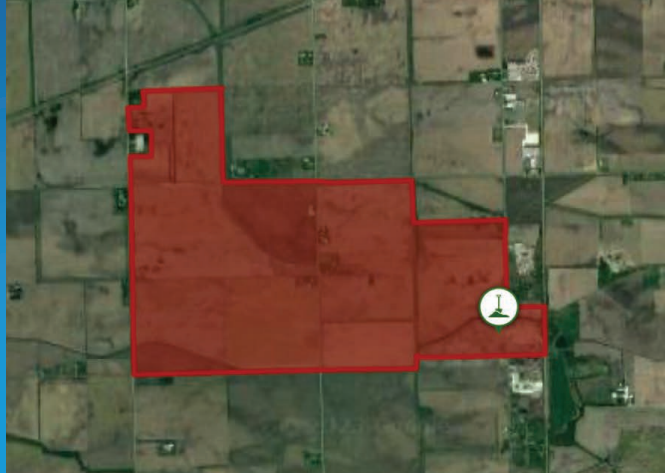


## Inland Rail Park Chicago

Site Acreage: 1,313 acres

S. Broadway Street and Reed Road, Coal City, IL 60444  
(41.2467, -88.2851)



### Utilities:

#### **Electric:**

Site vetted for potential future capacity of >300MW (due to 345kV line running) upon design and buildout of electric infrastructure with redundant service and 100% access to renewable energy

#### **Gas:**

Site vetted to meet up to 200 mcfh (2,000 therms/hour) from 6" steel main line adjacent to site at 30 psig delivery pressure. There is a 36" steel transmission line running a mile north of site that has the capacity to meet up to 300 mcfh (3,000 therms/hour) or more and delivery pressure of up to 80 psig

#### **Water:**

Site vetted to meet water requirement of 500,000 GPD

#### **Waste Water Infrastructure:**

Site vetted to meet wastewater requirement of 1 MGD

#### **Broadband Connectivity:**

1-1.5 miles from fiber Network backbone; approximate 3-6 month timeline to complete fiber extension once fiber service order is placed

### Number of Owners:

Single owner, with exception of far NE corner of the site that would likely be acquired upon development

### Target Industries:

Ideal for companies that need dual rail service. Manufacturing, logistics, and circular economy prospects

## Top Site Advantages

- ✓ Chicago MSA, in attainment area
- ✓ Rail access (CSX)
- ✓ Single ownership
- ✓ Free of floodplain issues, wetlands, and protected/endangered species
- ✓ Current zoning industrial

## Transportation and Logistic Assets

#### **Proximity to Highways / Interstate:**

Two miles to Interstate 55

#### **Rail:**

The site is served by Class 1, Union Pacific rail, the spur is on site. BNSF is nearby with the option of dual rail service

#### **Proximity to Airport:**

59 miles to Chicago Midway International Airport, 65 miles to O'Hare International Airport. 16 miles to Morris Municipal Airport (regional, corporate)

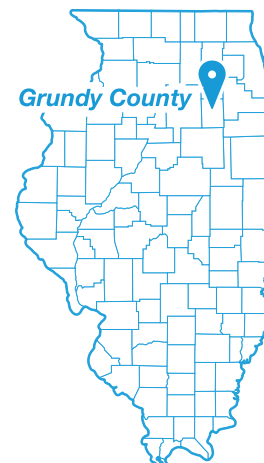
## Additional Details

#### **Workforce:**

Labor Force (Mar 2023) | 1 Hour DT - 539,548  
Jobs (2022) | 1 Hour DT - 381,940

#### **Local Incentives Available:**

Enterprise zone, TIF



[View Site Here](#)