

MegaSite USA,

Site Acreage: 365 acres, expandable to 3,000 acres

27800 East 3300 North Road, Dwight, Illinois 60420
(41.1105, -88.4053)



Utilities:



Electric:

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



Gas:

Site vetted to meet up to 300 mcfh (3,000 therms/hour) from existing 6" steel main line operating at 60 psig. With additional infrastructure investment, the site can have the potential capacity of 1,000 mcfh (10,000 therms/hour)



Water:

The current available capacity is 500,000 GPD. Site vetted for 1,000,000 MGD potential capacity



Waste Water Infrastructure:

The current available capacity is 900,000 GPD. Site vetted for 1,700,000 GPD expandable



Broadband Connectivity:

Site has fiber

Available Reports:

Geotechnical report available

Number of Owners:

The GLCEDC holds an exclusive option to purchase MegaSite USA (365 acres). The additional acreage (2,635 acres) has multiple owners

Target Industries:

Manufacturing / OEMs, EV, Battery Plant, Food Processing, Chemicals, Plastics, or any other uses that requires rail and heavy power

[View Site Here](#)

Top Site Advantages

- ✓ Dual rail (NS & UP)
- ✓ Free of floodplain issues, wetlands, and protected/endangered species
- ✓ Current zoning industrial
- ✓ Potential to expand to 3,000 acres
- ✓ Can serve high energy users

Transportation and Logistic Assets



Proximity to Highways / Interstate:

The site is located on Illinois Route 17, a Class II truck route. The site also has frontage on Livingston Road. 1.5 miles to I-55 four-way interchange, 28 miles to I-80 & I-55 Interchange



Rail:

Both Norfolk Southern and the Union Pacific have provided preapproved conceptual track geometry for a siding



Proximity to Airport:

Central Illinois Regional Airport, 50 miles; Chicago Midway International Airport, 67 miles; O'Hare International Airport, 75 miles

Additional Details



Workforce:

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



Local Incentives Available:

Enterprise Zone, potential for additional property tax abatements, The Village of Dwight is considering placing the site in a TIF

