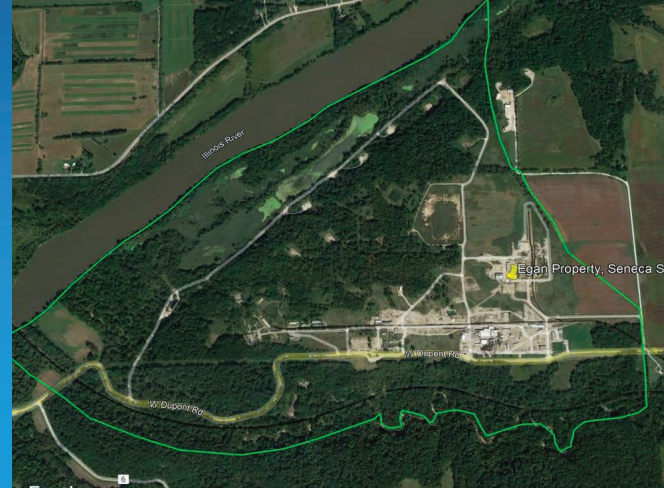


✓ INTERSECT Illinois VETTED SITES

Seneca Egan Site

Site Acreage: 1,040 acres, +/- 200 developable acres, the rest is buffer land

7700 W. DuPont Road, Morris (Seneca), IL 60450
(41.3080, -88.5662)



Utilities:



Electric:

Site vetted for future capacity of 100MW upon design and build-out of electric infrastructure with redundant service and 100% access to renewable energy. ComEd transmission lines are approximately 0.5 miles from the site. ComEd would extend 2 - 138kV transmission lines to an onsite ESS (will require ~4 acres of land).



Gas:

Site vetted to meet 50 mcfh (500 therms/hour) at normal delivery pressure (10 psig)



Water:

Site vetted to utilize well or Illinois River water—no municipal water service currently on the site



Waste Water Infrastructure:

Site vetted to utilize septic- no municipal wastewater currently on the site



Broadband Connectivity:

>5 miles from fiber network backbone; 6-9-month timeline to complete fiber extension

Available Reports:

Phase I Environmental Site Assessment

Number of Owners:

Single owner

Target Industries:

Manufacturing, circular economy industries. Industries that require both rail and river access and/or large power users.

[View Site Here](#)

Top Site Advantages

- ✓ Zoned for heavy industrial
- ✓ Single owner
- ✓ In attainment area for air quality
- ✓ Rail on site (CSX)
- ✓ Bulk barge loading and unloading capability on site and immediately across the river at the Seneca Shipyard Terminal. Additional 8500+ ft of Illinois River frontage for potential on-site barge fleetling.

Transportation and Logistic Assets



Proximity to Highways / Interstate:

2.9 miles to Highway 170; 4.6 miles to US Route 6; 7.7 miles to IL Route 47; 9.9 miles to Interstate 80/Seneca Road Interchange



Rail:

Site is rail-served via Class I, CSX rail



Proximity to Airport:

66 miles to Chicago Midway International Airport; 73 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:

Adjacent Enterprise Zone, Attainment Area

