

## CSX Site

Site Acreage: 1,080

W New Monee Rd. and S Nacke Rd., Crete, IL 60417  
(41.41896, -87.64660)



### Utilities:

#### **Electric:**

Site vetted for future capacity of 300+MW upon design and buildout of electric infrastructure with redundant service and 100% access to renewable energy. ComEd has a 345kv transmission line approximately 1 mile from the site. ComEd would extend 2 - 345kv transmission lines to an onsite ESS (will require ~20-25 acres of land).

#### **Gas:**

Site vetted to serve the 50 mcfh at 10 psig upon minor improvements on surrounding 4" main lines. Higher gas usage will require additional buildout of infrastructure.

#### **Water:**

Site vetted to utilize well water. Additional water supply could be secured through additional wells or connecting through the Village of Crete's water system.

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

No wastewater infrastructure is currently on site. Site vetted to install septic, connecting through the Village of Crete's wastewater system is subject to the consummation of a developer agreement.

#### **Broadband Connectivity:**

No fiber on site. Connecting to adjacent fiber network requires a 6-month timeline.

### Available Reports:

Geotechnical report available

### Number of Owners:

Single owner

### Target Industries:




Heavy industrial, data centers

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## Top Site Advantages

- ✓ Single owner
- ✓ Logistical proximity to Chicago, international airports, rail, and intermodal facilities
- ✓ High power capability
- ✓ Enterprise Zone
- ✓ Close proximity to a large skilled labor force

## Transportation and Logistic Assets

-  **Proximity to Highways / Interstate:**  
Directly adjacent to and served by IL Highway 394; 8 miles to I-57; 10 miles to I-80
-  **Rail:**  
4 miles from Watco Terminal and port services served by Class I, CSX Transportation
-  **Proximity to Airport:**  
2 miles to South Suburban Airport (regional); 34 miles to Chicago Midway International Airport

## Additional Details

-  **Workforce:**  
Labor Force (Mar 2023) | 1 Hour DT - 74,2079  
Jobs (2022) | 1 Hour DT - 591,256
-  **Local Incentives Available:**  
Enterprise Zone

