

## John W. Kelsey Park

Site Acreage: 439

2100 Samuel W. Andrews Drive, Greenville, Illinois, 62246  
(38.893034, -89.362996)



### Utilities:



#### Electric:

Site is vetted for 10 MW upon expansion of the sub-transmission system



#### Gas:

Upgrades to connect to nearby gas mains would be required to use gas for heating



#### Water:

Site vetted to meet water requirement of 1 MGD



#### Wastewater Infrastructure:

Site vetted to meet wastewater requirement of 500,000 GPD, with minor upgrades required



#### Broadband Connectivity:

>.5 miles from fiber network backbone

### Available Reports:

Phase 1 Environmental Site Assessment, Geotechnical Report

### Number of Owners:

Two owners

### Target Industries:




Agricultural-based businesses, distribution, small manufacturing with low electric needs and no gas needs

[View Site Here](#)



## Top Site Advantages

- ✓ Dual Rail on Site
- ✓ In a Foreign Trade Zone (31)
- ✓ Located in Enterprise Zone and Federal Opportunity Zone
- ✓ Free of floodplains and wetlands
- ✓ Option to expand to 50-75 additional acres

## Transportation and Logistic Assets

-  **Proximity to Highways / Interstate:**  
IL Route 140 runs parallel to the site, less than 2 miles from Interstate 70.
-  **Rail:**  
Site served by CSX Railway on its southern border and by BNSF on its eastern border. Illinois Western Railroad would operate as the park's short line railway.
-  **Proximity to Airport:**  
45 minutes from Mid-America Airport in Mascoutah (regional and commercial airport); 60 miles from Lambert International Airport.

## Additional Details

-  **Workforce:**  
Labor Force (Mar 2023) | 1 Hour DT - 317,927  
Jobs (2022) | 1 Hour DT - 372,697
-  **Local Incentives Available:**  
Enterprise Zone, within Economic Development (Tax Increment Financing District) Project Area which confers with property tax rebates, Federal Opportunity Zone, Foreign Trade Zone 31.

