

Aramoni

Site Acreage: 577

3050 N 31ST RD, North Utica, Illinois, 61373
(41.3789, -89.0077)



Utilities:



Electric:

Site vetted for 50-100MW within three to four years with potential of redundant service



Gas:

Site vetted to meet 100 mcfh (2,000 therms/hour) at 50 psig delivery pressure with improvements to existing infrastructure



Water:

Site vetted for 500,000 GPD, with potential to expand to 1MGD



Wastewater Infrastructure:

15" sanitary sewer 1600 feet south of the site and easement agreements are in place for the extension



Broadband Connectivity:

Less than five miles from fiber backbone

Available Reports:

Soil Borings report for part of the site, ATLA surveys, Flood maps

Number of Owners:

One primary owner. Site for sale.

Target Industries:

Ideal for distribution, logistics, and manufacturing prospects

[View Site Here](#)

Top Site Advantages

- ✓ Single owner
- ✓ Located in Enterprise Zone
- ✓ Free of floodplain issues, wetlands, and protected/endangered species
- ✓ Near interstate and intermodal facilities
- ✓ Community allows phased and expedited permitting

Transportation and Logistic Assets

- ⚠️ **Proximity to Highways / Interstate:**
Less than one mile from Route 80 and less than four miles from Interstate 39/Interstate 80 interchange
- 🚂 **Rail:**
Less than five miles from class I CSX and BNSF
- ✈️ **Proximity to Airport:**
Eight miles from Peru Regional Airport, 70 miles from Rockford International Airport, 90 miles from O'Hare International Airport

Additional Details

- 👥 **Workforce:**
Labor Force (Mar 2023) | 1 Hour DT - 191,720
Jobs (2022) | 1 Hour DT - 12,4812
- 📁 **Local Incentives Available:**
Enterprise Zone, potential for TIF extension

