

## NorthPoint Intermodal

Site Acreage: 1,000 (can be subdivided)

Route 53, Joliet, IL 60421  
(41.448701, -88.056195)



### Utilities:

#### **Electric:**

Site vetted for potential future capacity of 300+MWs upon design and buildout of electric infrastructure with redundant service and 100% access to renewable energy. ComEd has a 345kv transmission line approximately 0.5 miles from the site. ComEd would extend 2 - 345kv transmission lines to an onsite ESS (will require ~20-25 acres of land).

Alternatively, the site could accommodate a smaller user (25MWs) that would be fed from distribution lines. To serve the 25MWs ComEd would extend 2 - 34kv lines from source substation to the site to an onsite ESS and would require ~ 4 acres of land.

#### **Gas:**

Site vetted to serve 50 mcfh with delivery pressure of 10 psig upon minor improvements. Higher gas usage will require additional buildout of infrastructure.

#### **Water:**

Site vetted to meet water requirement of 500,000 GPD. Upgrade to meet heavier water demand would require 18-24 months.

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

Site vetted to meet wastewater discharge of 1.5+ million GPD.

#### **Broadband Connectivity:**

Fiber on site.

### Available Reports:

Geotechnical report available

### Number of Owners:

Single owner

### Target Industries:

Heavy industrial, logistics/warehousing

[View Site Here](#)

## Top Site Advantages

- ✓ Option to expand an additional 1,000 acres
- ✓ Single owner
- ✓ Located in TIF Zone and Underserved Area
- ✓ Capability to have rail on site
- ✓ High power capability

## Transportation and Logistic Assets

#### **Proximity to Highways / Interstate:**

Adjacent to/served by IL Highway 53, 5 miles to I-80, 6.5 miles to I-55.

#### **Rail:**

One mile from Union Pacific Intermodal Hub. Capability to have rail on site. The timeline to build-out a rail spur is estimated at 24-36 months.

#### **Proximity to Airport:**

18 miles to Joliet Regional Airport (regional); 42 miles to Chicago Midway International Airport

## Additional Details

#### **Workforce:**

Labor Force (Mar 2023) | 1 Hour DT - 3,725,018  
Jobs (2022) | 1 Hour DT - 3,886,407



#### **Local Incentives Available:**

TIF Zone, Underserved Area

