

Edwards Adjacent

Site Acreage: 960 (option to expand to 2,400 acres)

Mapleton, Peoria County, Illinois, 61547
(40.5842, -89.6753)



Utilities:



Electric:

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



Gas:

Site vetted to meet 100 mcfh (1,000 therms/hour) at 100 psig delivery pressure within 10 to 12 months with improvements to existing infrastructure



Water:

Ability to draw from wells or with investment in connection to Illinois American Water System



Wastewater Infrastructure:

Greater Peoria Sanitary District is running feasibility study for a public-owned force main extension



Broadband Connectivity:

No connectivity on site

Number of Owners:

Multiple owners

Target Industries:

Distribution, logistics and manufacturing

[View Site Here](#)

Top Site Advantages

- ✓ Attainment Area
- ✓ Located in Foreign Trade Zone
- ✓ Free of floodplain issues
- ✓ Proximity to Peoria, Pekin, and Havana Intermodal Facilities
- ✓ Large acreage, semi-rectangular contiguous site

Transportation and Logistic Assets

- ⚠️ **Proximity to Highways / Interstate:**
Less than five miles to Interstate 474
- 🚂 **Rail:**
Less than five miles from Class I, Canadian National
- ✈️ **Proximity to Airport:**
Eight miles from Peoria International Airport

Additional Details

- 👥 **Workforce:**
Labor Force (Mar 2023) | 1 Hour DT - 196,958
Jobs (2022) | 1 Hour DT - 193,293
- 📁 **Local Incentives Available:**
Attainment Area, Foreign Trade Zone

