

# Mid-America International Gateway Business Park

Site Acreage: 1,400

28629 Van Horne Lane, Jerseyville, Illinois, 62052  
(39.086467, -90.290144)



## Utilities:



### Electric:

Site vetted for 50MW within three to four year timeline with potential for redundant service



### Gas:

Site can meet 50MCFH at 10 psig with two to three year timeline



### Water:

Site vetted to meet water requirement of 500,000 GPD



### Wastewater Infrastructure:

Site vetted to .5- 1.5MGD within 2-3 year timeline



### Broadband Connectivity:

Fiber on site

## Number of Owners:

Phase I Environmental Site Assessment, other reports/due diligence can be authorized upon request

## Number of Owners:

Multiple owners

## Target Industries:

Light/medium industrial, Agriculture, Auto finishing, Plastics, Cold food storage, EV battery plants, Bio-fermentation

[View Site Here](#)

## Top Site Advantages

- ✓ Large pool of available and skilled workforce drawing from St. Louis MSA, Jacksonville, and Springfield regions
- ✓ Borders KCS Rail with option for rail spur
- ✓ Enterprise Zone, Foreign Trade Zone
- ✓ High water compacity-supply from Mississippi River and Illinois River deep water wells
- ✓ 1,400 acres of contiguous land

## Transportation and Logistic Assets

### Proximity to Highways / Interstate:

0.5 miles west to US Route 67; 38 miles east to I-55; 42 miles southeast to I-70; 42 miles south to I-64; 45 miles north to I-72

### Rail:

Site is located adjacent to KCS mainline with a potential for a rail spur. KCS would require a new mainline siding to switch the facility off the mainline

### Proximity to Airport:

24 miles southeast of St. Louis Regional Airport, Bethalto; 40 miles south to Lambert International Airport, St. Louis

## Additional Details



### Workforce:

Labor Force (Mar 2023) | 1 Hour DT - 834,089  
Jobs (2022) | 1 Hour DT - 1,076,913



### Local Incentives Available:

Jersey-Greene Intermodal Enterprise Zone, America's Central Port Foreign Trade Zone, TIF District will be established soon after City of Jerseyville's annexation of MAIG site acreage.

