

Clarius | Five Star

Site Acreage: 534 acres

Brisbin Road & Route 6, Morris, Grundy County
(41.4061, -88.3770)



Utilities:



Electric:

Site vetted for a 100+MW user with redundant service and access to 100% clean/renewable energy.



Gas:

Site vetted to meet 100 mcfh (1,000 therms/hour) at 60 psig delivery pressure with potential main line extension. For large gas usage or pressure, the site has the potential to connect to a station from a transmission pipeline.



Water:

The current available capacity is 200,000 GPD. Site vetted for 1.5 MGD by 2025/2026.



Waste Water Infrastructure:

The current available capacity is 500,000 GPD. Site vetted for 1.5+ MGD by 2026/2027.



Broadband Connectivity:

Site has fiber.

Available Reports:

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

Number of owners:

Two owners

Top Site Advantages

- ✓ Chicago MSA, in attainment area with rail access (CSX)
- ✓ All utilities on site
- ✓ Free of floodplain issues, wetlands, and protected/endangered species.
- ✓ Current zoning industrial (M1 and M2 manufacturing)
- ✓ 142 acres to the west and 147 acres to the east (under different ownerships)

Transportation and Logistic Assets



Proximity to highways / interstate:

Adjacent to US Route 6, which runs along the northern border of property. 0.8 miles along Route 6 to Interstate 80, accessed via Exit 116 at Brisbin Road. 11 miles to Interstate 55 via I-80.



Rail:

Class I CSX rail line.



Proximity to airport:

50 miles to Chicago Midway International Airport. 58 miles to Chicago O'Hare International Airport. 5.4 miles to Morris Municipal Airport (regional, corporate).

Additional Details



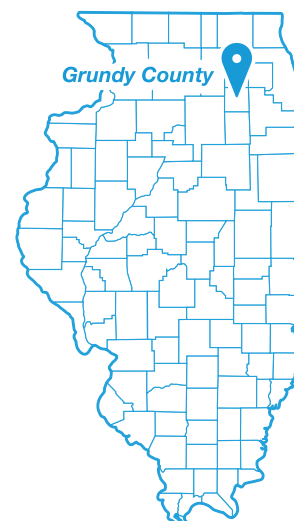
Workforce within 1 hour drive time:

3,660,883 Labor Force (Dec. '22)
1,446,458 Jobs ('22)



Local incentives available:

Enterprise Zone, TIF, potential for additional property tax abatements, City of Morris does not have a Municipal Utility Tax, in underserved area (area with higher benefits for state incentives).



[View Site Here](#)