

Ottawa Industrial Park – Parcels 2-5

Site Acreage: 277

1510 Warehouse Dr, Ottawa, Illinois, 61350
(41.3494, -88.7831)



Utilities:



Electric:

Site vetted for 10 MW with potential redundant service available within 18-24 months from commitment

Site vetted for 100+ MW with potential redundant service available within 3-5 years from commitment



Gas:

Site vetted to meet 50 MCFH at normal delivery pressure 10 PSIG

Site vetted to meet 100 MCFH at 100 PSIG after upstream improvements



Water:

Site vetted to meet 500,000 GPD

Site vetted to meet 1 MGD within 1 year of commitment



Wastewater Infrastructure:

Site vetted to meet 500,000 GPD

Site vetted to meet 1.5+MGD by 2027



Broadband Connectivity:

Fiber on-site

Available Reports

Phase I Environmental Report Geotechnical Report, Threatened and Endangered Species Study, Ancient Historical Artifact Study, Topographical Survey: storm/water

Number of Owners:

Multiple owners - all willing to sell

Target Industries:

Ideal for manufacturing, distribution, and magnesium and titanium-related manufacturing due to proximity to titanium metal powder producer

Top Site Advantages

- ✓ Rail on site; interstate highway, rail, and barge logistical access
- ✓ Heavy industrial zone, entitled and ready
- ✓ Additional acres for expansion: 128-230 acres
- ✓ Enterprise Zone, TIF, Foreign Trade Zone
- ✓ Proximity to experienced and available workforce

Transportation and Logistic Assets



Proximity to Highways/Interstate:

Adjacent to US Route 6, 2.5 miles to I-80 interchange



Rail:

Rail on-site - CSX Class I



Proximity to Airport:

80 miles to O'Hare International Airport, 72 miles to Central Illinois Regional Airport

Additional Details



Workforce:

Labor Force (April 2024) | 1 Hour DT 782,096



Local Incentives Available:

Enterprise Zone, TIF, Foreign Trade Zone



[View Site Here](#)

