

INTRODUCING

MEGASITE USA

MEGASITEUSA.COM

365 ACRES

COAST-TO-COAST
DUAL RAIL CENTER

ANNEXED WITH
INDUSTRIAL ZONING +
AVAILABLE UTILITIES

RONAN REMANDABAN

Executive Managing Director
ronan@bradfordallen.com
630 225 2604

JESSE MIRANDA

Associate
jmiranda@bradfordallen.com
630 206 9176

BRANDON SMITH

Associate
bsmith@bradfordallen.com
630 206 9105



SITE OVERVIEW

Details

Building Space: 170,100 SF – 1,482,000 SF

Zoning: Annexed with Industrial Zoning & Available Utilities

Land Area: +/- 365 acres expandable to ± 3,000 acres

Rail Access: Coast-to-coast dual rail center

Features

- **On-site rail access** to all major seaports, Canada, and Mexico via the Norfolk Southern and Union Pacific
- Norfolk Southern Prime Site & Union Pacific Focus Site
- **1.5 Miles** of combined **NS and UP track frontage**
- **Shovel-ready**, greenfield site suitable for **±5,500,000 SF** warehouse and associated rail operations, cold storage, manufacturing facilities, and outside bulk storage
- **Flexible** and more rail-intensive configurations available
- **1.5 miles** to **I-55 four-way interchange**
- **28 Miles** to **I-80 & I-55 Interchange**
- Approximately **60 Miles to Chicago**
- Local and state **incentives** available
- Access to **100%** renewable energy



Utilities

Electricity: ComEd

Current capacity: 4.5 megawatts available
 Potential capacity: 100+ megawatts
 345kV bulk transmission line on site.

Gas: Nicor Gas

Current capacity: 300MCFH from 6" line
 Potential capacity: 1,000MCFH

Water: Village of Dwight

Current capacity: 500,000 gpd through 8" main
 Potential capacity: 1,000,000 gpd

Waste Water: Village of Dwight

Current capacity: 900,000 gpd through 18" main
 Potential capacity: 1,700,000 gpd (expandable)

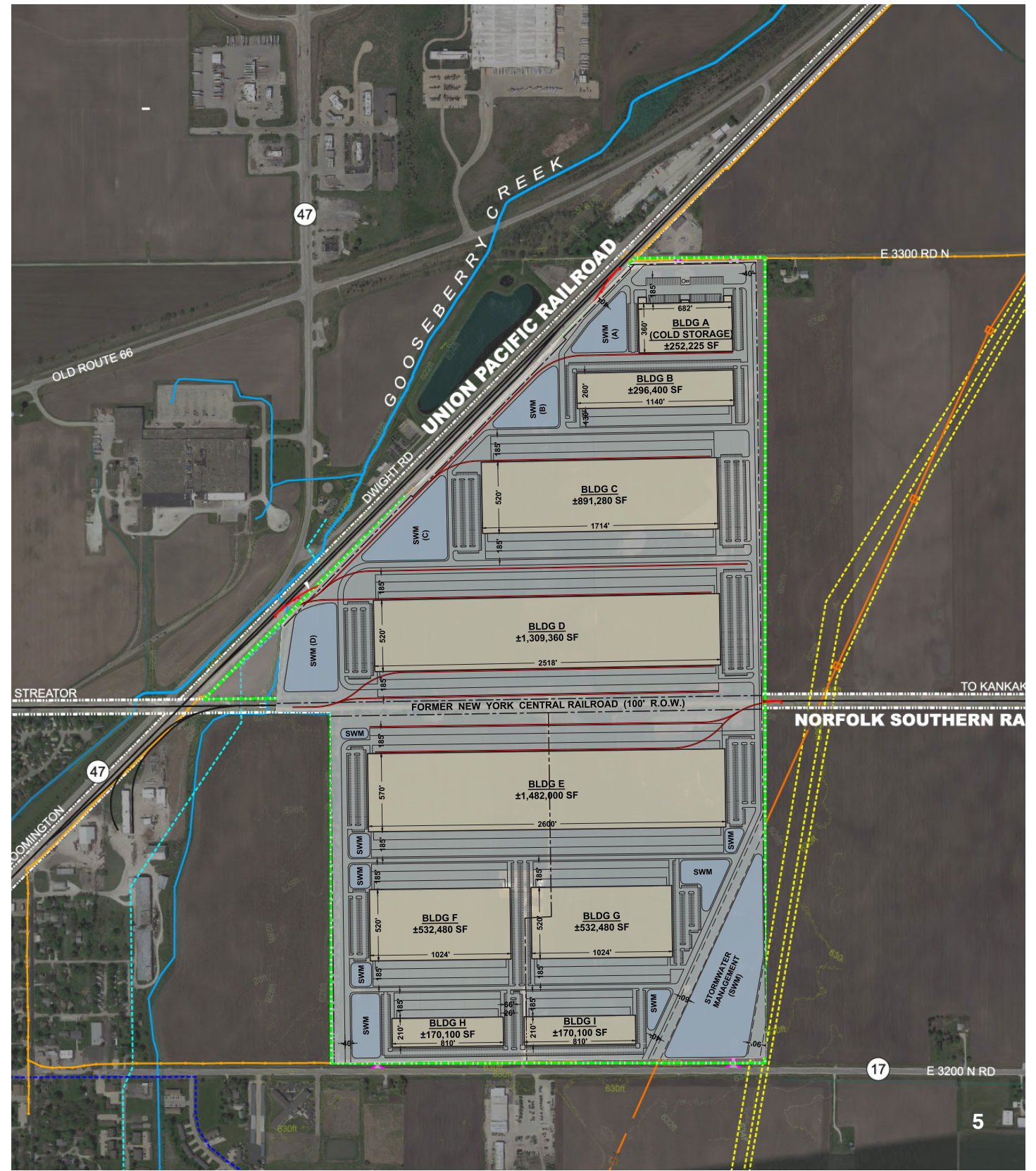
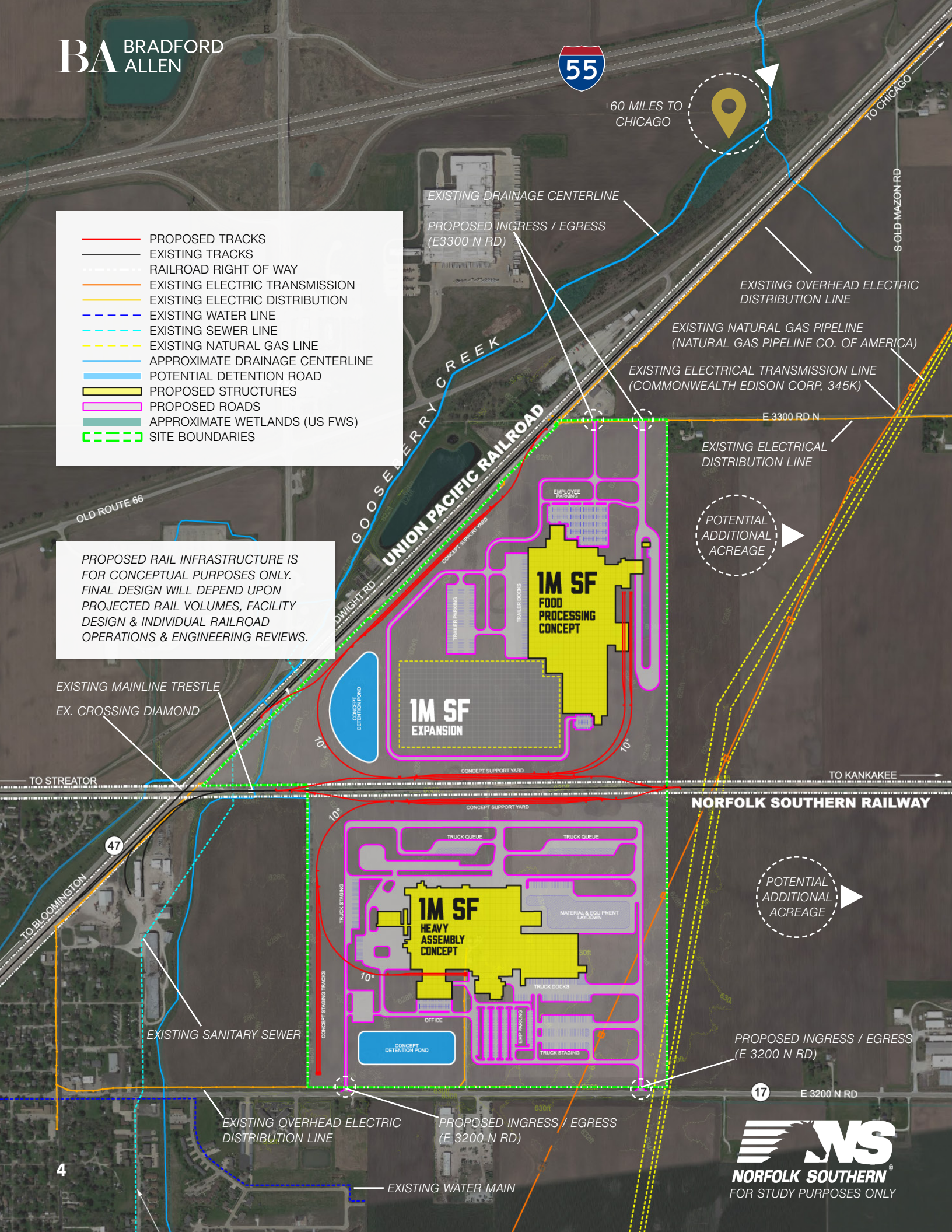
Telecommunications:

Mediacom (fiber)

- ◀ Manufacturing Configuration
- ▼ Distribution Configuration

- PROPOSED TRACKS
- EXISTING TRACKS
- - - RAILROAD RIGHT OF WAY
- EXISTING ELECTRIC TRANSMISSION
- EXISTING ELECTRIC DISTRIBUTION
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- - - EXISTING NATURAL GAS LINE
- APPROXIMATE DRAINAGE CENTERLINE
- POTENTIAL DETENTION ROAD
- PROPOSED STRUCTURES
- PROPOSED ROADS
- APPROXIMATE WETLANDS (US FWS)
- - - SITE BOUNDARIES

PROPOSED RAIL INFRASTRUCTURE IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN WILL DEPEND UPON PROJECTED RAIL VOLUMES, FACILITY DESIGN & INDIVIDUAL RAILROAD OPERATIONS & ENGINEERING REVIEWS.



STRATEGIC LOCATION

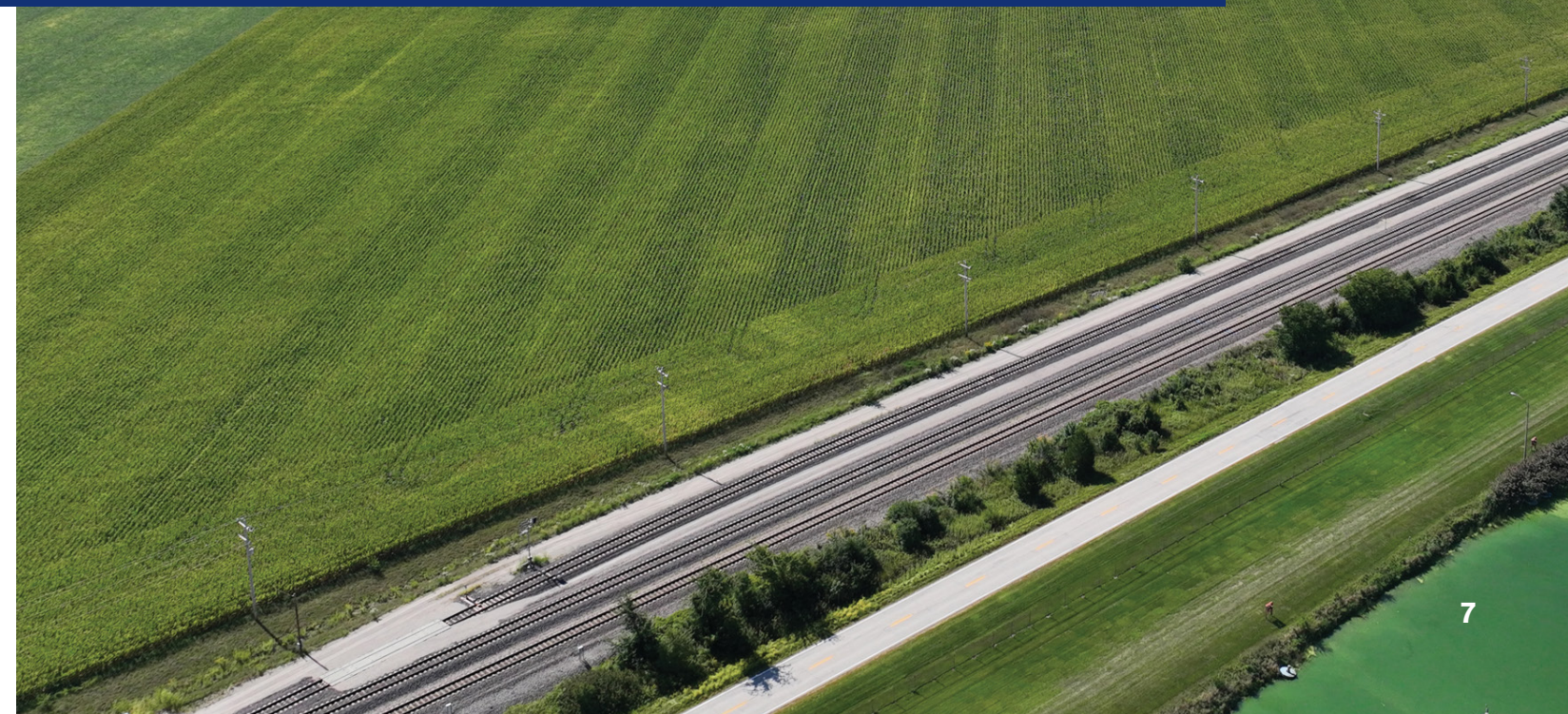


Coast to Coast

- Class 1 connectivity via on-site **Norfolk Southern** and **Union Pacific** main lines.
- **Significant reduction** in transit times, and cost for freight shipments to Chicago.
- **One-day** trucking to every major Midwest city. **Two-day trucking** to the Eastern seaboard.
- Reach **a quarter of the nation's population within one day** of trucking—**reach two-thirds in two days.**

Incentives Available

- Foreign Trade Zone 114
- Illinois Enterprise Zone
- Re-imagining Electric Vehicles (REV) Program
- Sales Tax Incentive



MEGASITE USA



803,983 PERSON
addressable workforce



60 MINUTE DRIVE
boasts 1,318,391 population



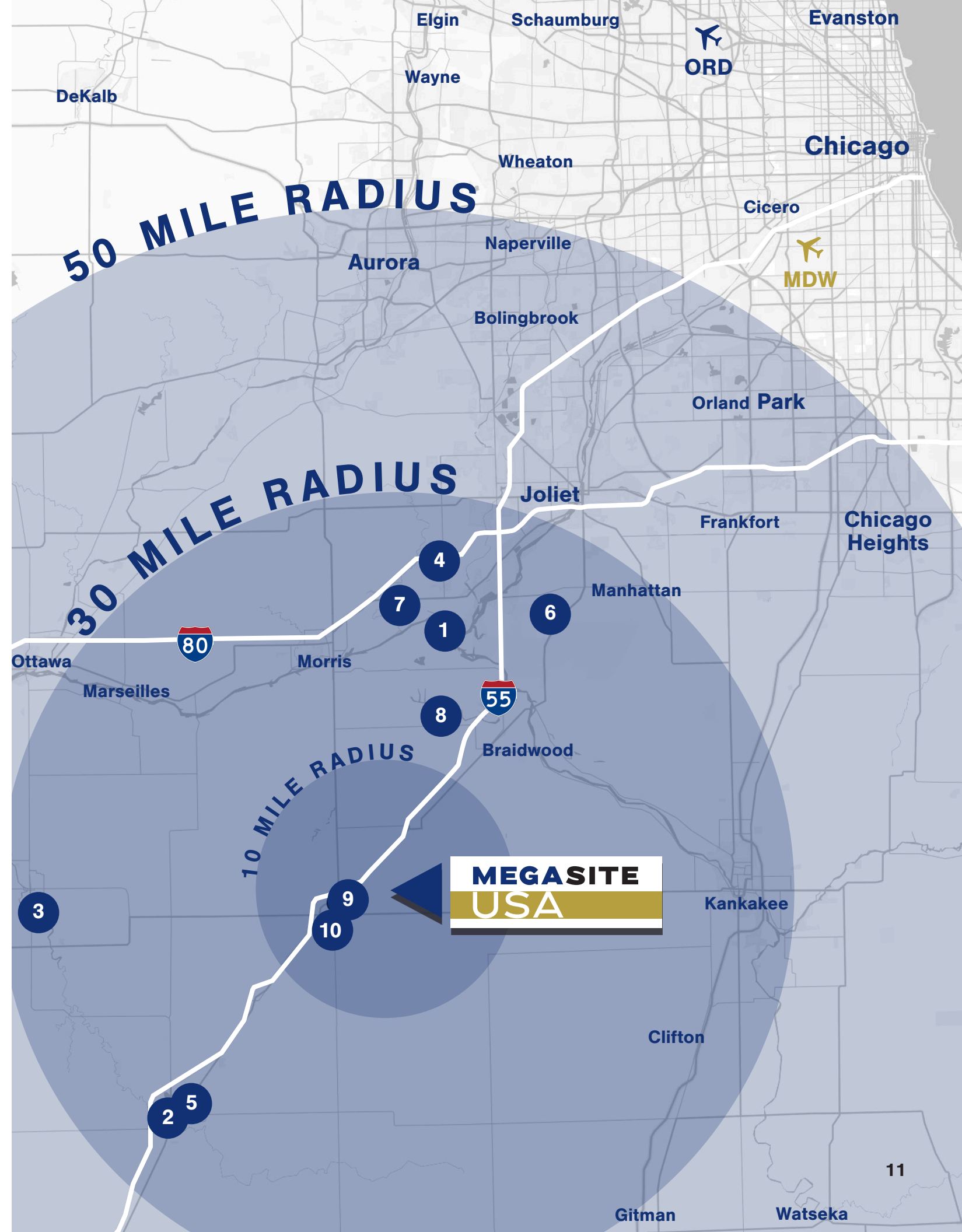
LABOR DEMOGRAPHICS

- Total population of **1,388,391** within a **60-minute drive**
- **Addressable workforce population** of **803,983** within a 60-minute drive
- Approximately **60 minutes** from this site are **other noteworthy universities, Illinois State University, Northwestern University, and the University of Chicago**
- Joliet Community College offers **dedicated job training** and **up-skilling programs**.
- Access to graduates from two of the **best** engineering programs in the entire country, **Bradley University** and the **University of Illinois**
- Governor Pritzker's clean energy policies and related incentives along with Rivian's \$750 Million investment in nearby Bloomington-Normal well positions MegaSite USA to **successfully compete** for Electric Vehicle manufacturers, their suppliers, and top engineering talent



CORPORATE NEIGHBORS

	COMPANY	EMPLOYEES	CITY	DISTANCE FROM SITE
1	 Constellation	900 employees	Morris	27 miles
2	 CATERPILLAR®	881 employees	Pontiac	23 miles
3	 VACTOR	900 employees	Streator	25 miles
4	 GRAINGER	450 employees	Minooka	36 miles
5	 LSC COMMUNICATIONS	445 employees	Pontiac	20 miles
6	 Walmart+	350 employees	Elwood	32 miles
7	 lyondellbasell	320 employees	Morris	25 miles
8	 CHICAGO AEROSOL	241 employees	Coal City	17 miles
9	 ALDI	100 employees	Dwight	1 mile
10	 RIVIAN	TBD employees	Dwight	1 mile



Ronan Remandaban

Executive Managing Director

ronan@bradfordallen.com

630 225 2604

Jesse Miranda

Associate

jmiranda@bradfordallen.com

630 206 9176

Brandon Smith

Associate

bsmith@bradfordallen.com

630 206 9105

© 2022 Bradford Allen. All rights reserved.

The information contained herein has been obtained from sources deemed to be reliable; however, it has not been independently verified, and no warranties, express or implied, are made as to the accuracy thereof. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.