

365-ACRE DUAL-RAIL CENTER CONNECTING YOUR BUSINESS COAST-TO-COAST AND BEYOND



MEGASITE-USA.COM

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Jones Lang LaSalle, Midwest Inc.

MEGASITE USA OVERVIEW

INTRODUCING MEGASITE USA, AN IDEAL INDUSTRIAL SITE WITH EXCEPTIONAL RAIL CONNECTIVITY AND STRATEGIC LOCATION.

This shovel-ready, greenfield property features direct rail access to major seaports, Canada, and Mexico through the on-site Norfolk Southern and Union Pacific rail lines.

Offering an impressive 1.5 miles of track frontage, this site is perfectly suited for a wide range of facilities including warehouses, rail operations, cold storage, manufacturing, and bulk storage. Furthermore, MegaSite USA's convenient proximity to the I-55 four-way interchange, just 1.5 miles away, ensures seamless transportation coast-to-coast and beyond.



SPECIFICATIONS

- › **LAND AREA:** +/- 365 acres
- › **BUILDING SPACE:** 170,000 – 1,482,000 SF
- › **SITE READY:** Annexed, Zoned heavy industrial with no height restrictions & available utilities
- › **RAIL:** Union Pacific | Norfolk Southern

HIGHLIGHTS

- › **ON-SITE RAIL ACCESS** to all major seaports, Canada, and Mexico via Union Pacific and Norfolk Southern
- › **UNION PACIFIC** focus site
NORFOLK SOUTHERN prime site
- › **1.5 MILES** combined UP & NS track frontage
- › **3,145' OF FRONTAGE** along IL Rt. 17, a Class III truck route
- › Access to **100% RENEWABLE ENERGY**
- › Flat topography with **LESS THAN 1% SLOPE**
- › Land controlled by **ECONOMIC DEVELOPMENT**
- › **LOCAL AND STATE** incentives available
- › Shovel-ready, greenfield site suitable for **+/- 5,500,000 SF WAREHOUSE** and associated rail operations, cold storage, manufacturing facilities, and outside bulk storage

LOCATION ADVANTAGE

- › **1.5 MILES** to I-55 four-way interchange
- › **28 MILES** to I-80 & I-55 interchange
- › **APPROXIMATELY 60 MILES** to Chicago, home to 15 companies ranked on the 2024 Fortune 500 list
- › Proximity to high-profile corporate neighbors including: **RIVIAN, CAT, AND VACTOR**
- › **802,022 SKILLED LABOR POOL** within a 60-minute drive

UTILITIES

- › **ELECTRIC:** ComEd. 345 kV transmission line available, optimal for large power users
- › **GAS:** Nicor Gas.
Current capacity: 300MCFH from 6' line.
Potential 1,000MCFH capacity
- › **WATER:** Village of Dwight.
Current capacity: 500,000 GPD though 10" main.
with potential 1M GPD capacity
- › **WASTE WATER:** Village of Dwight.
Current capacity: 900,000 GPD through 18" on-site sanitary sewer with potential 1.7M GPD capacity
- › **TELECOMMUNICATIONS:** Mediacom (Fiber optic)





MANUFACTURING CONFIGURATION

Conceptual development plans prepared by
Union Pacific and Norfolk Southern

BUILDING A ±1,000,000 SF
Food Processing Concept

BUILDING B ±1,000,000 SF
Heavy Assembly Concept

BUILDING C ±1,000,000 SF
Site Expansion

D Employee Parking **E** Trailer Parking

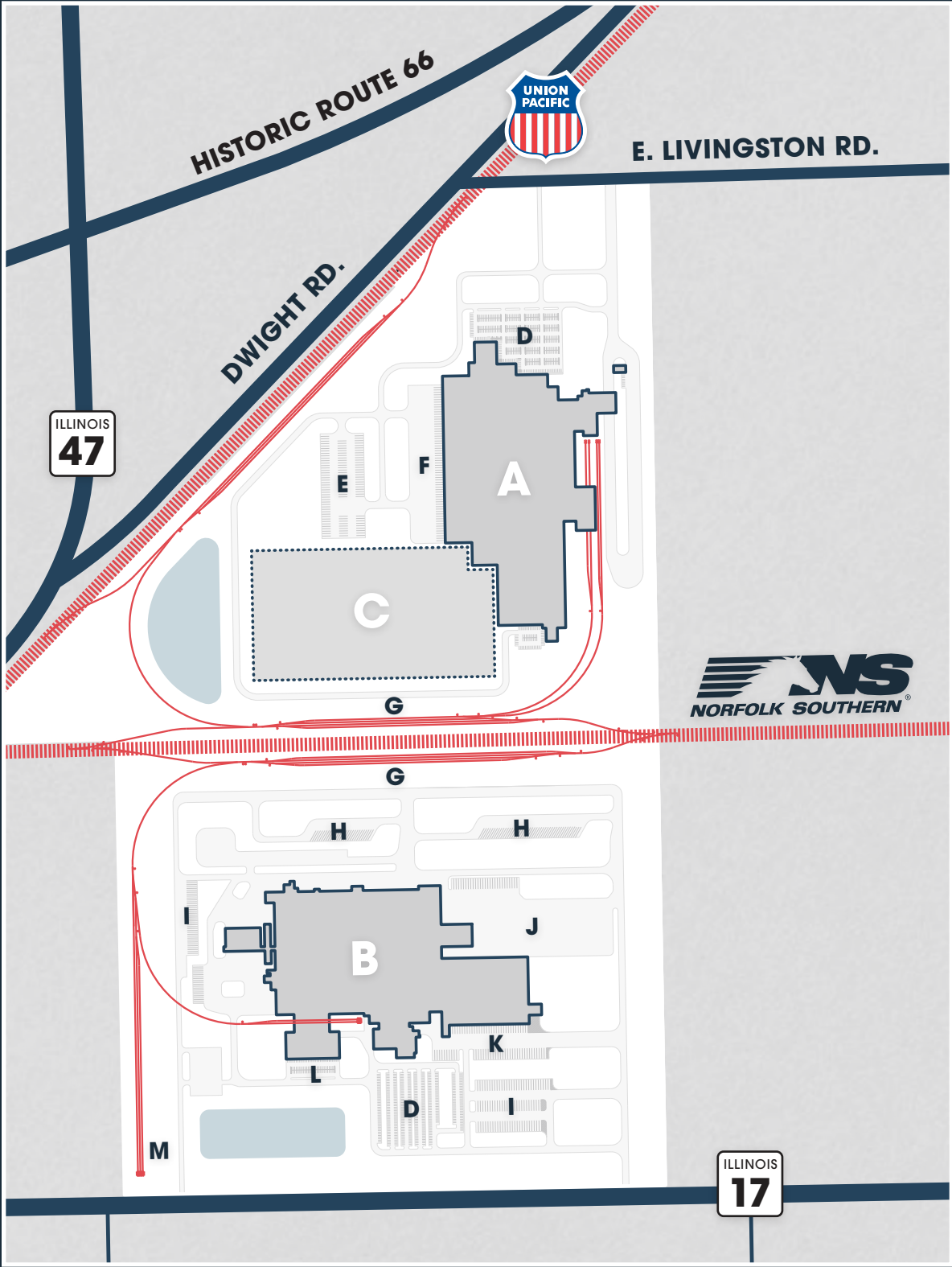
F Trailer Docks **G** Support Yard

H Truck Queue **I** Truck Staging

J Material Laydown **K** Truck Docks

L Office **M** Staging Tracks

Stormwater Management



DISTRIBUTION CONFIGURATION

BUILDING A ±252,225 SF
Cold Storage

BUILDING B ±296,400 SF

BUILDING C ±891,280 SF

BUILDING D ±1,309,360 SF

BUILDING E ±1,482,000 SF

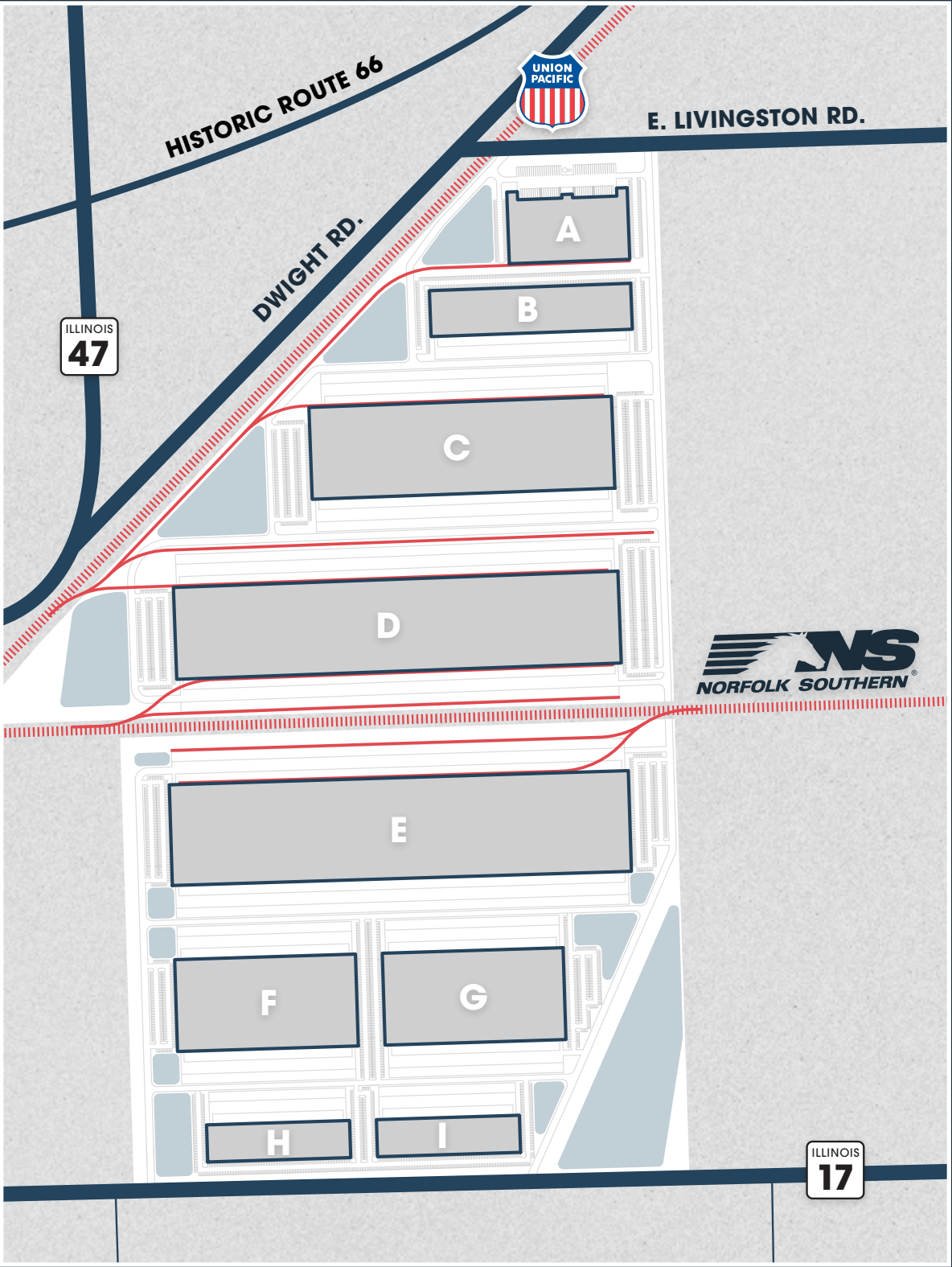
BUILDING F ±532,480 SF

BUILDING G ±532,480 SF

BUILDING H ±170,100 SF

BUILDING I ±170,100 SF

Stormwater Management

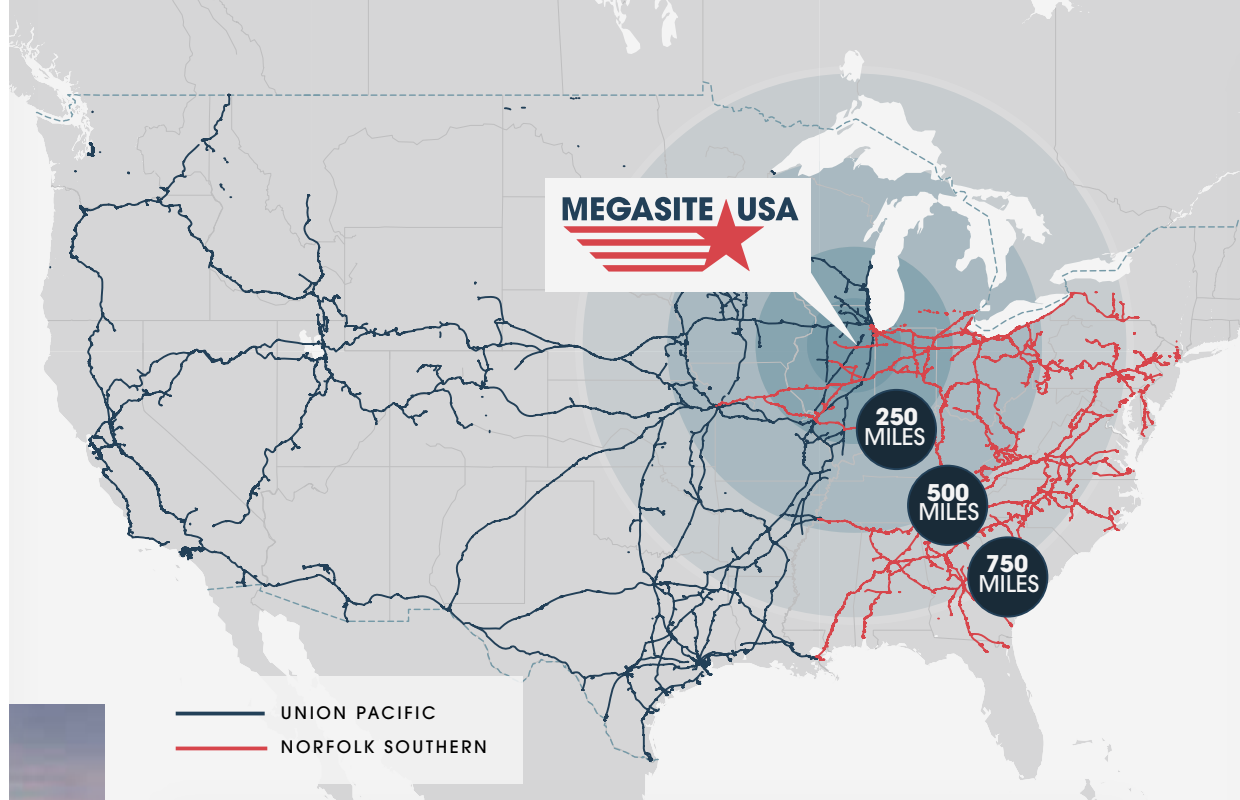




LOCATION ADVANTAGE

STRATEGICALLY POSITIONED IN DWIGHT, IL, MEGASITE USA IS AN UNBEATABLE LOCATION FOR INDUSTRIAL OPERATIONS WITH ACCESS TO:

- › ON-SITE COAST-TO-COAST RAIL
- › 7 AIRPORTS
- › 6 INLAND PORTS
- › 5 MAJOR INTERSTATES



LOCATION HIGHLIGHTS

- › **UNION PACIFIC** and **NORFOLK SOUTHERN** main rail lines located on-site
- › **SIGNIFICANT REDUCTION** in transit times and cost for freight shipments
- › **ONE QUARTER OF THE U.S. POPULATION** and major Midwest hubs are accessible within **A ONE-DAY DRIVE** via truck transportation
- › **TWO THIRDS OF THE U.S. POPULATION** and the eastern seaboard are accessible via two-day truck transportation



ORD	79 MILES
O'Hare International Airport	
MDW	76 MILES
Midway International Airport	
DTG	3 MILES
Dwight Airport	
LOT	45 MILES
Lewis University Airport	
IKK	35 MILES
Greater Kankakee Airport	
CIRA	54 MILES
Central Illinois Regional Airport	
PIA	90 MILES
Peoria International Airport	



CORPORATE NEIGHBORS AND LABOR

WITH PRESTIGIOUS CORPORATE NEIGHBORS SUCH AS RIVIAN, GOTION, GRANGER, AND CATERPILLAR, MEGASITE USA OFFERS A VIBRANT AND INTERCONNECTED LOCAL ECONOMY FOR YOUR BUSINESS TO FLOURISH. MOREOVER, ITS PROXIMITY TO A DENSE LABOR POOL ENSURES AMPLE TALENT FOR CONTINUED GROWTH.



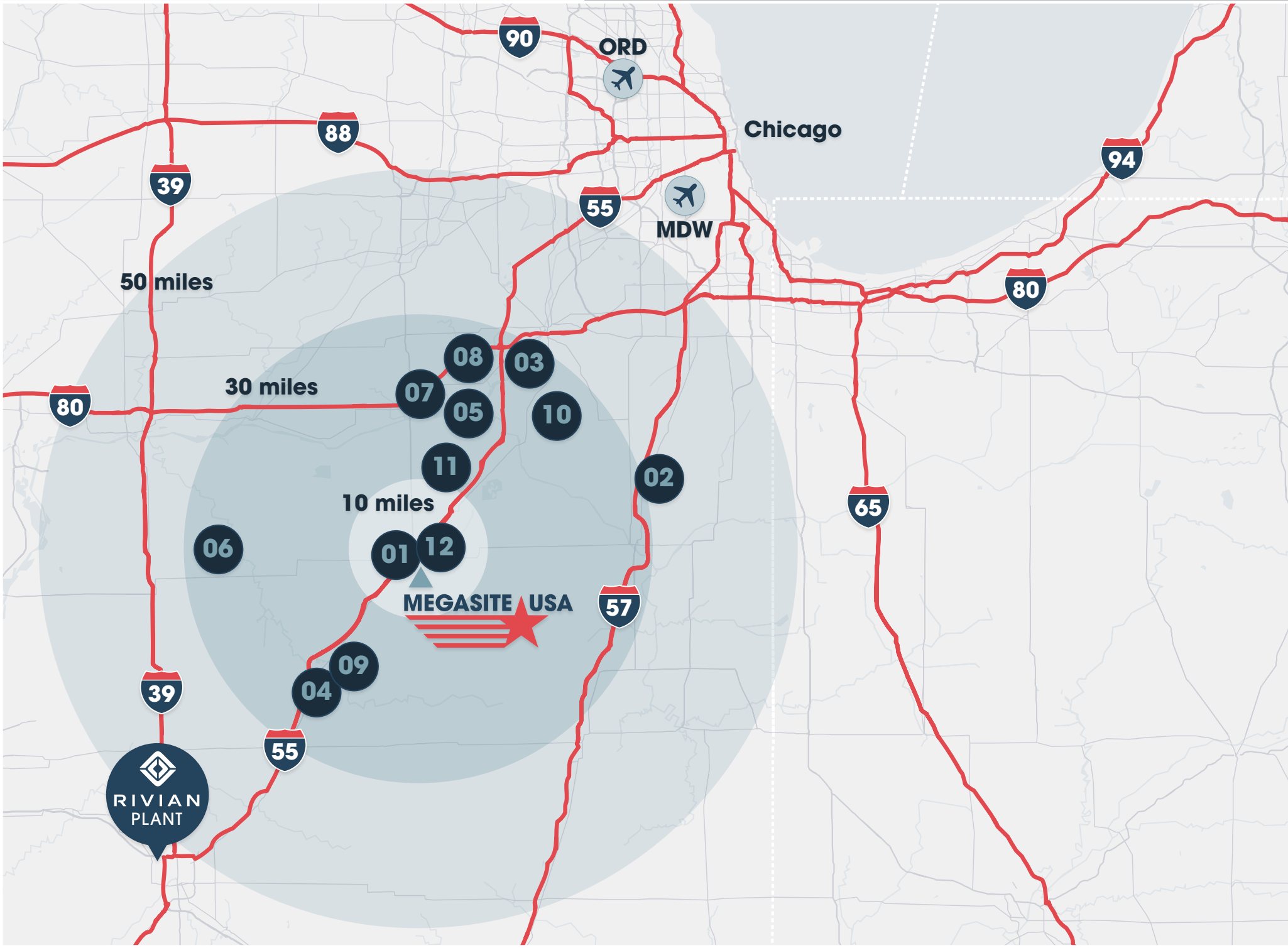
802,022 PERSON
addressable workforce within
a 60-minute drive



60 MINUTE DRIVE
boasts 1,556,441 population

	COMPANY	EMPLOYEES	CITY	DISTANCE FROM SITE
01.	Rivian	7,000 employees*	Dwight	1 mile
02.	Gotion	2,600 employees**	Manteno	40 miles
03.	Lion Electric	1,400 employees	Channahon	30 miles
04.	Caterpillar	1,000 employees	Pontiac	20 miles
05.	Constellation	900 employees	Morris	27 miles
06.	Vactor	750 employees	Streator	25 miles
07.	LyondelBasell	600 employees	Morris	25 miles
08.	Grainger	450 employees	Minooka	36 miles
09.	LSC Communications	445 employees	Pontiac	20 miles
10.	Walmart	350 employees	Elwood	32 miles
11.	Chicago Aerosol	241 employees	Coal City	17 miles
12.	Aldi	100 employees	Dwight	1 mile

Source: Lightcast. *Collectively, Rivian has 7,000 employees at its Normal and Dwight facilities.
**Gotion anticipates 2,600 employees once fully operational.





THE ILLINOIS ADVANTAGE

HEARTLAND COMMUNITY COLLEGE
INVESTS NEARLY \$20 MILLION FOR
ILLINOIS' FIRST ELECTRIC VEHICLE – ENERGY
STORAGE (EVES) TRAINING CENTER

Located approximately 50 miles from MegaSite USA, Heartland Community College began construction of a 45,000 square foot facility to support advanced manufacturing and technology training.

The Advanced Manufacturing and Technology Center is the only Electric Vehicle – Energy Storage (EVES) training center in the state of Illinois.

In addition to the EVES center, Heartland already launched programs in Electric Vehicle Technology and High-Voltage Energy Storage in the fall of 2021.



TAX PROGRAMS & LEGISLATION

› FOREIGN TRADE ZONE 114

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› ILLINOIS ENTERPRISE ZONE AND SALES TAX INCENTIVE

[LEARN MORE ›](#)

› INVEST IN ILLINOIS PROGRAMS

[LEARN MORE ›](#)

› RE-IMAGINING ENERGY AND VEHICLES (REV) ACT

[LEARN MORE ›](#)

› ECONOMIC DEVELOPMENT FOR A GROWING
ECONOMY (EDGE) PROGRAM

[LEARN MORE ›](#)

IN THE LAST FIVE YEARS, ILLINOIS HAS
AWARDED **\$3.6 BILLION** IN INCENTIVES.

\$1.2 BILLION WAS AWARDED IN
THE 2023 FISCAL YEAR ALONE.

The majority of these incentives were
awarded to the following industries:



\$342 MILLION

ADVANCED MANUFACTURING



\$243 MILLION

CLEAN ENERGY



\$150 MILLION

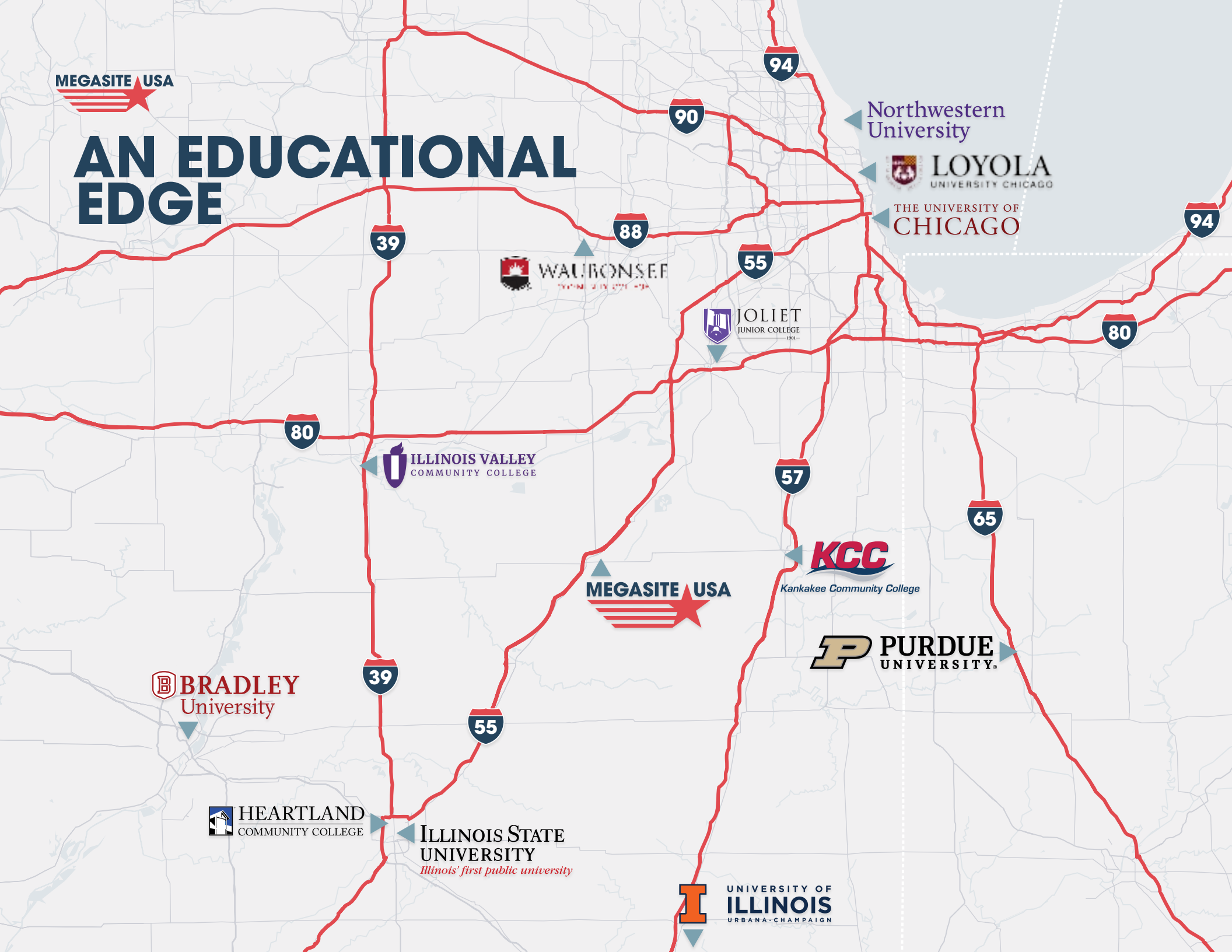
INFORMATION TECHNOLOGY



\$100 MILLION

LOGISTICS





RANKINGS BY U.S. NEWS & WORLD REPORTS

RANKED TOP 3

Best undergraduate (#3) and graduate (#2) civil engineering programs.

Best undergraduate (#4) and graduate (#5) electrical engineering programs.



RANKED TOP 50

Best business programs worldwide.

Top 30 undergraduate engineering programs.



RANKED #9

Best graduate molecular program.

(1st molecular engineering school in the US)



RANKED #13

Best undergraduate engineering program.

(#9 in National University rankings)



- › University of Illinois at Urbana-Champaign graduates more engineers than MIT, Stanford, and Cal Tech combined.
- › Within a 25-mile radius are five community college districts that collectively graduate approximately 3,440 students each year (Illinois Valley Community College, Joliet Junior College, Kankakee Community College, Waubonsee Community College, and Heartland Community College)
- › Joliet Junior College, which offers technical training and cetificates, is located within 40 miles of the site.





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