

# 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

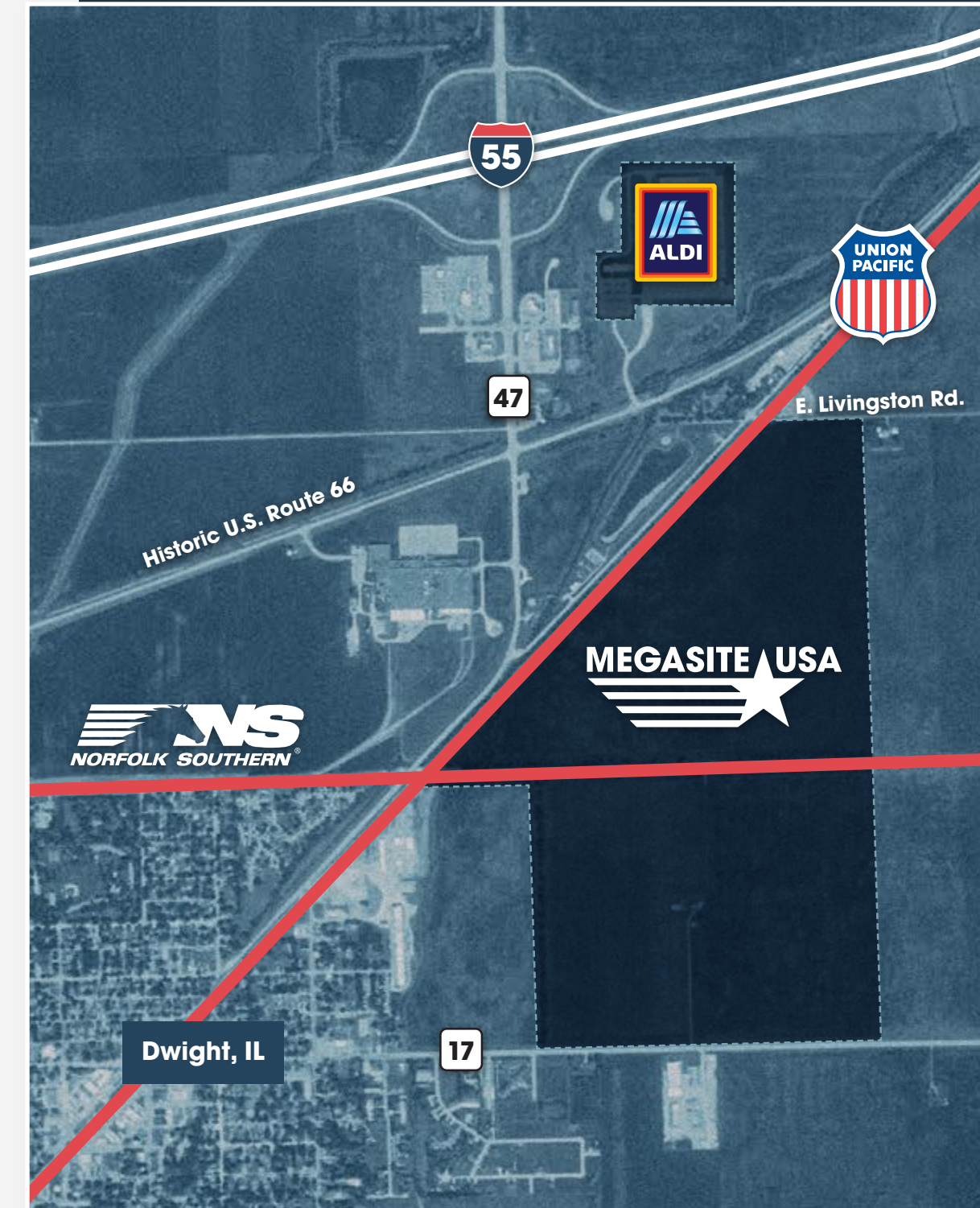
- › **ON-SITE RAIL ACCESS** to all major seaports, Canada, and Mexico via Union Pacific and Norfolk Southern
- › **UNION PACIFIC** focus site  
**NORFOLK SOUTHERN** prime site
- › **1.5 MILES** combined UP & NS track frontage
- › **3,145' OF FRONTAGE** along IL Rt. 17, a Class III truck route
- › Access 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: **GRAINGER, 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

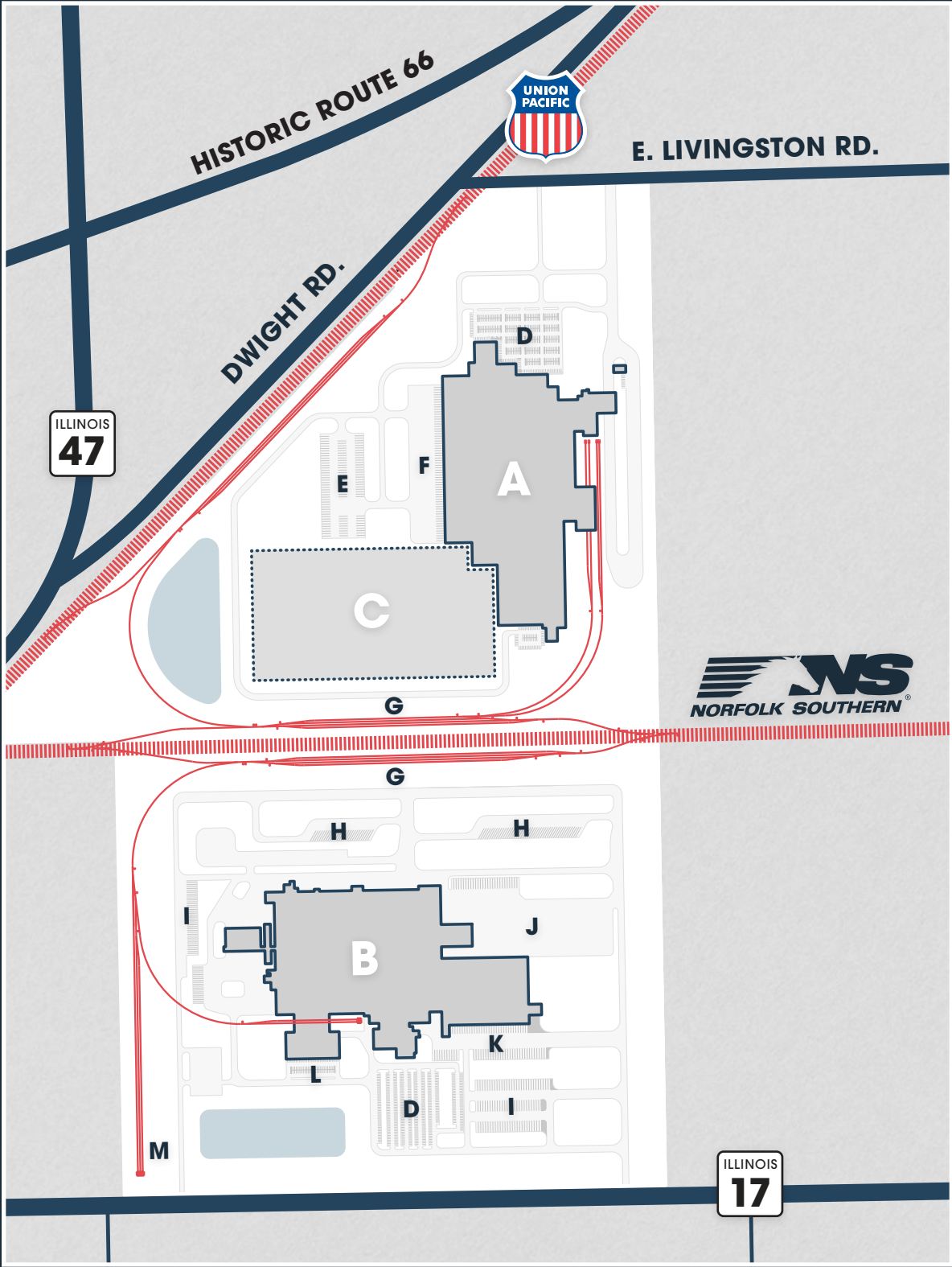
**F** Trailer Docks      **G** Support Yard

**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

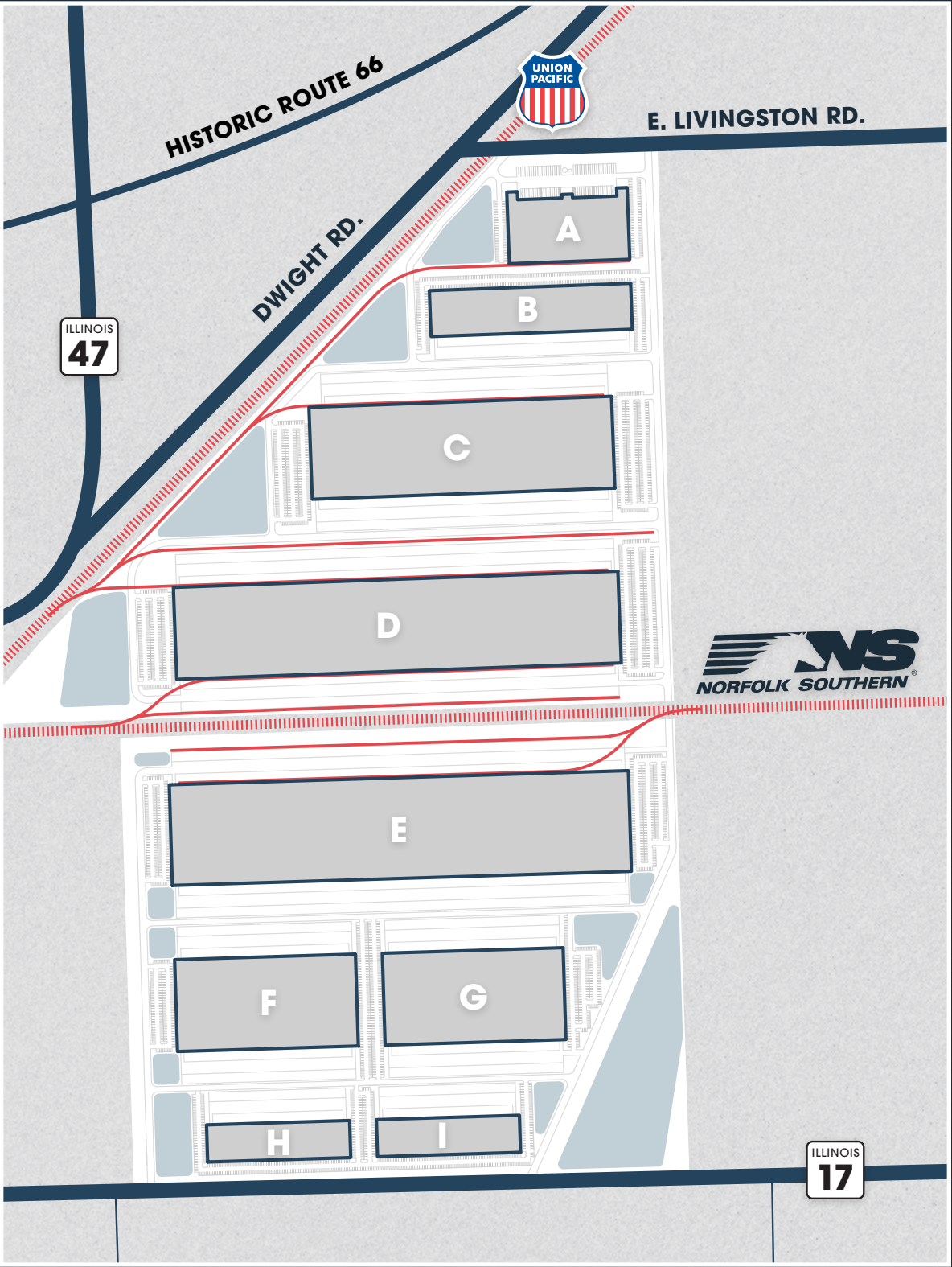
**BUILDING F** ±532,480 SF

**BUILDING G** ±532,480 SF

**BUILDING H** ±170,100 SF

**BUILDING I** ±170,100 SF

Stormwater Management

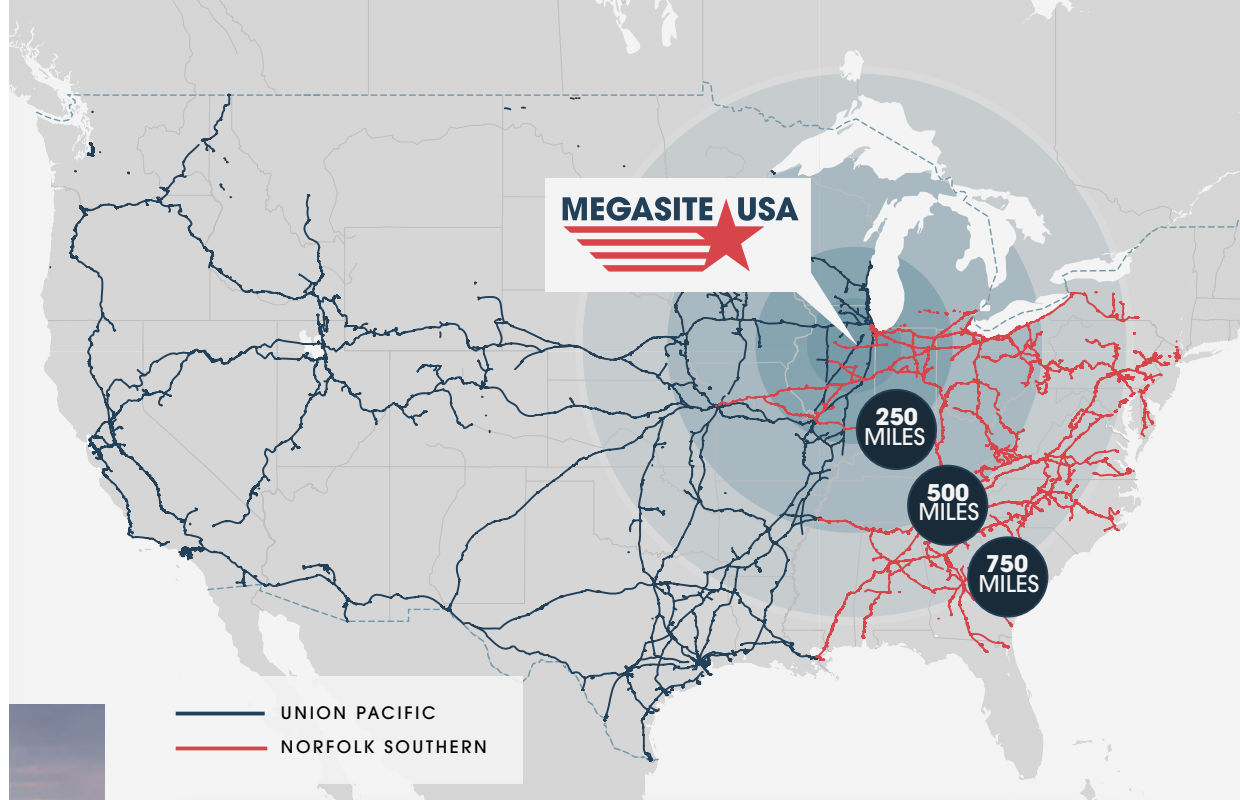




# LOCATION ADVANTAGE

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



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



# CORPORATE NEIGHBORS AND LABOR

WITH PRESTIGIOUS CORPORATE NEIGHBORS SUCH AS 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.



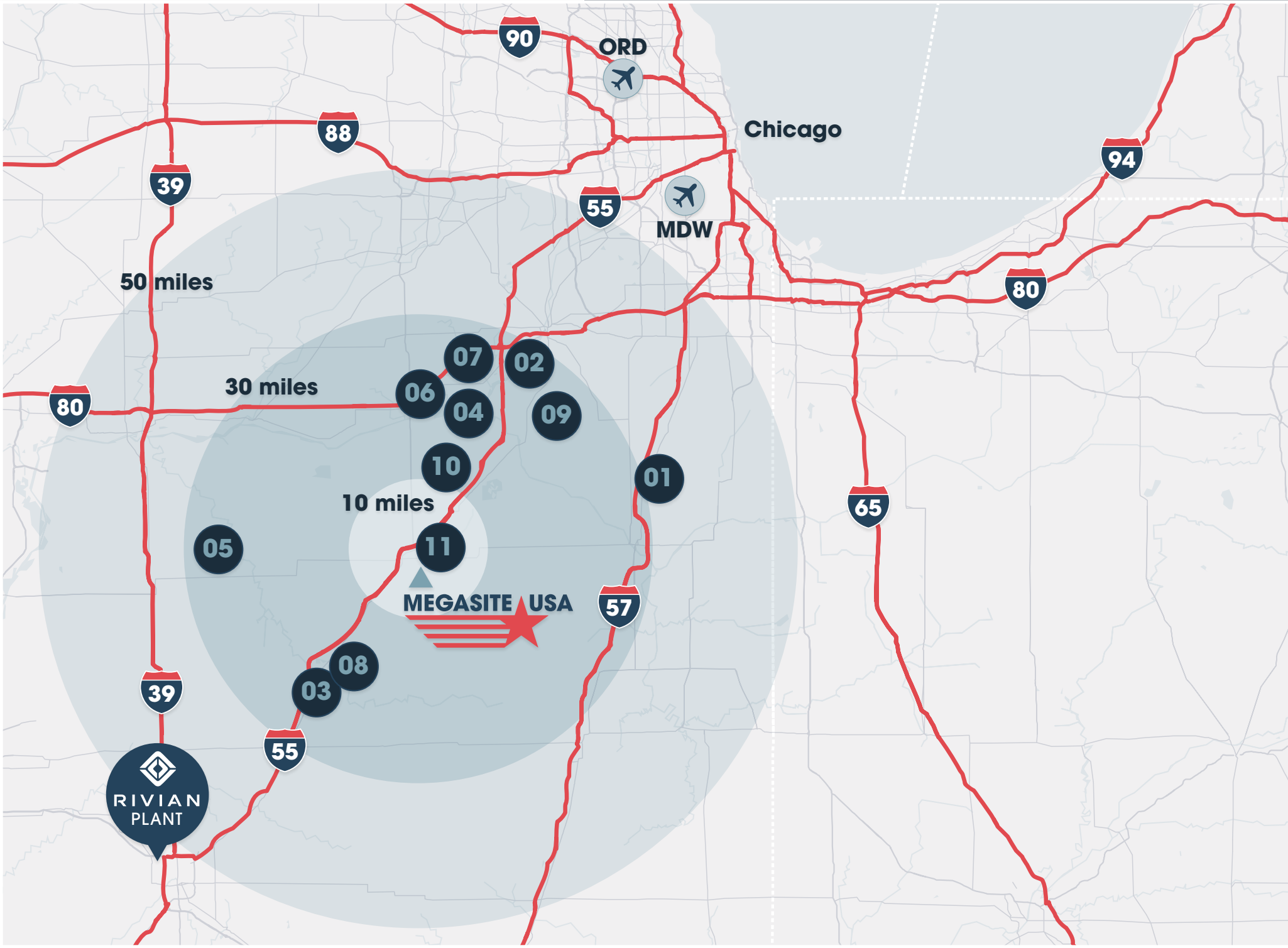
**802,022 PERSON**  
addressable workforce within  
a 60-minute drive



**60 MINUTE DRIVE**  
boasts 1,556,441 population

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

[LEARN MORE ›](#)

› 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**

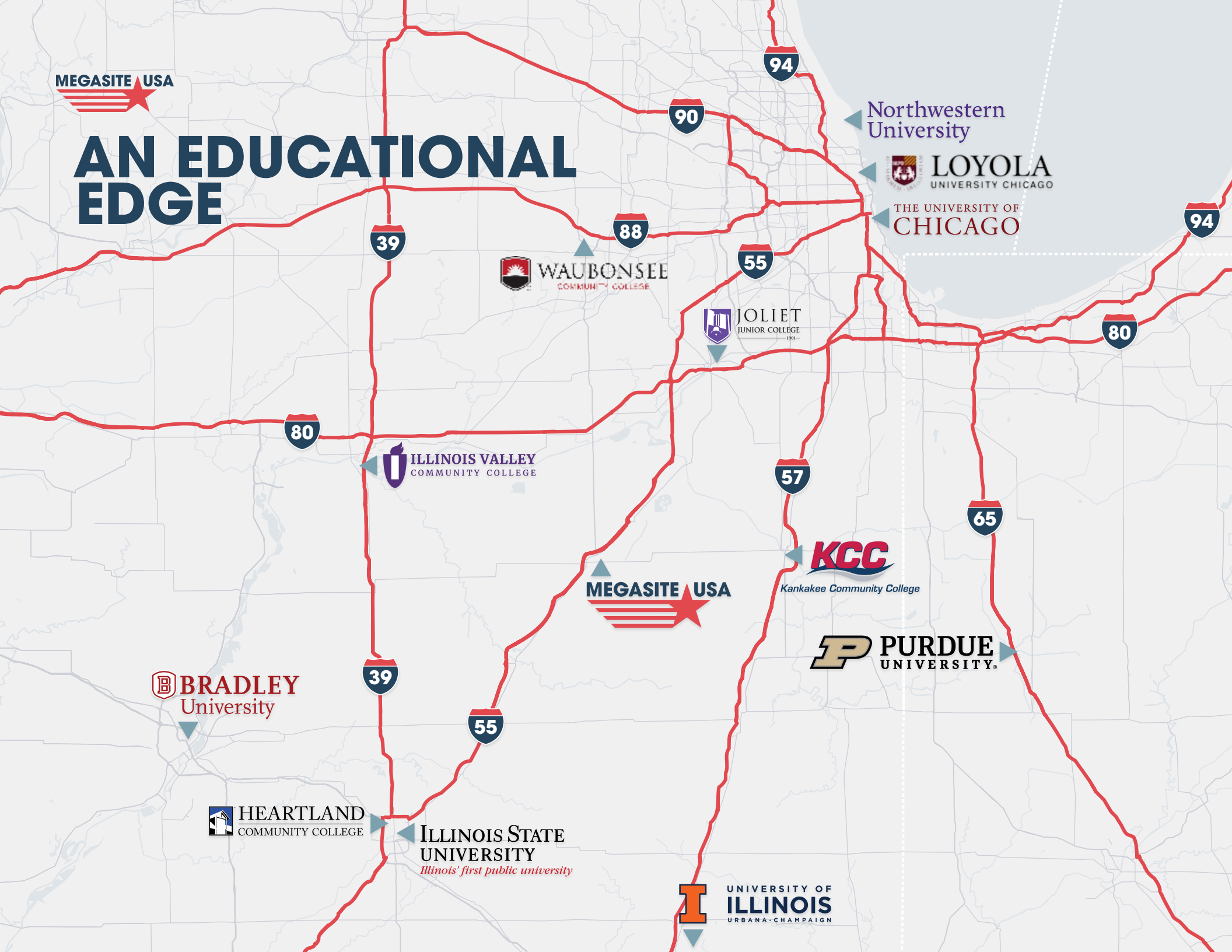
INFORMATION TECHNOLOGY



**\$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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