



UTICA LOGISTICS PARK

Build-to-Suit Site - 83.4 Acres

HWY 178 & I-80, North Utica, IL 61373

83.4 acres

CAN ACCOMODATE BUILD-TO-SUIT FACILITIES UP TO 1,290,000 SF

FAVORABLE LABOR CLIMATE

- Overall workforce Quality Index is 3.79 compared to statistical average of 3.00
- Employable skilled workers: 18,000
- Ship to 2/3 of the country in 2 days or less

HIGH-QUALITY CORPORATE IMAGE BUSINESS PARK

ELECTRICAL: AMEREN - 12 KV, 3-PHASE FEEDER

NATURAL GAS: AMEREN - 2-INCH HIGH-PRESSURE MAIN AT SITE

MUNICIPAL WATER: 7,063 CUBIC FT/HOUR

MUNICIPAL SANITARY: 17.66 CUBIC FT/HOUR CAN BE MET

ENTERPRISE ZONE

- Interest rates saving 150-300 basis points
- Up to 100% project financing
- Flexible guidelines & expedited approval
- Finance acquisitions of fixed assets including land, buildings, machinery & equipment



Located in the heart of the I-39/I-80 Logistics Corridor

- Access to 18 major North American cities within an eleven-hour trucking drive time
- Equidistant proximity to global III & CIC intermodals
- Adjacent to 4-way interchange at 178 & I-80



Daniel P. Cawley, SIOR
+1.630.810.1855
dcawley@cawleychicago.com

Joshua Hearne, SIOR
+1.630.729.7933
jhearne@cawleychicago.com

Jeff Lanaghan
+1.630.919.1042
jeff.lanaghan@idilogistics.com

IDI Logistics

www.idilogistics.com