

INTRODUCING

MEGASITE USA

365 ACRES

COAST-TO-COAST
DUAL RAIL CENTER

ANNEXED WITH
INDUSTRIAL ZONING +
AVAILABLE UTILITIES

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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

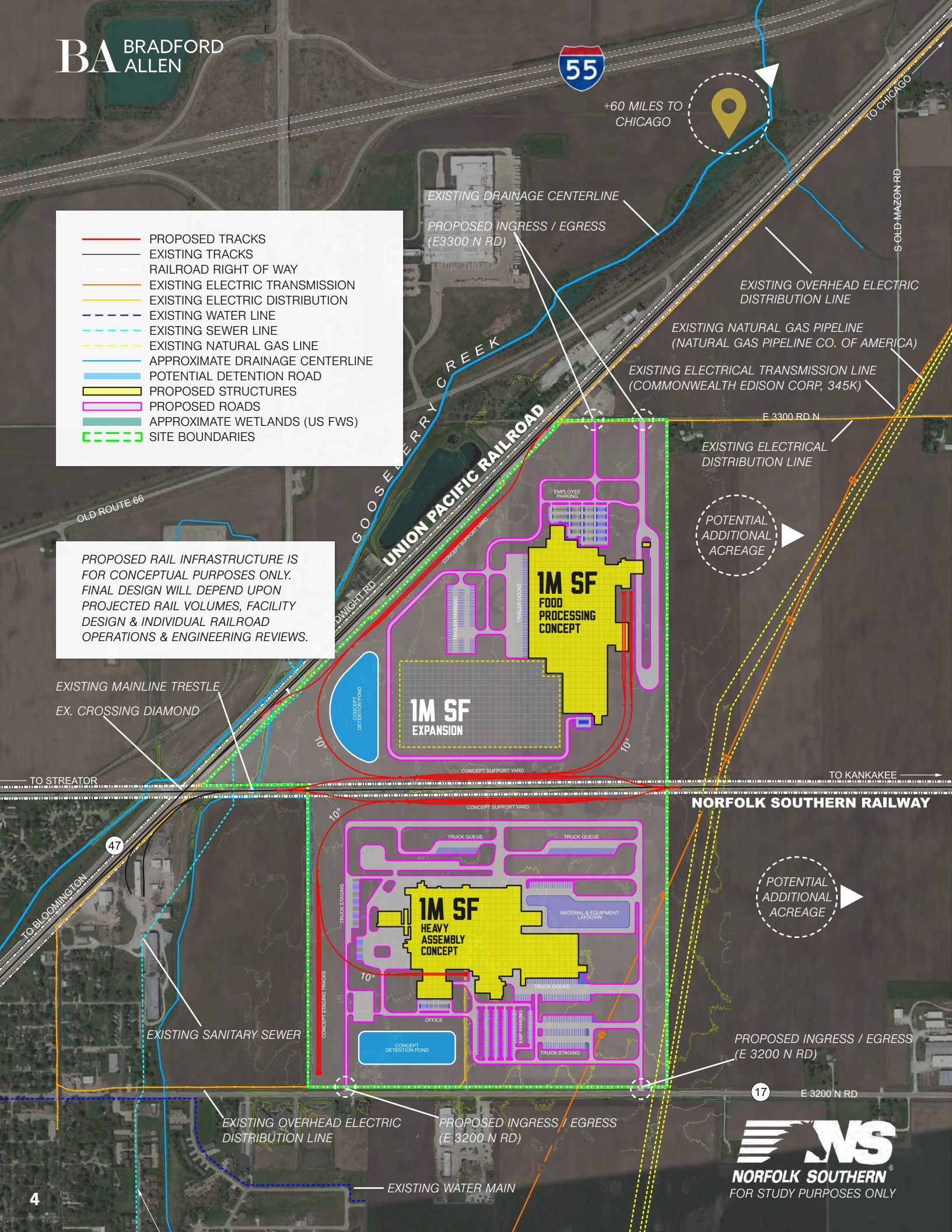
Current capacity: 900,000 gpd through 18" main
 Potential capacity: 1,700,000 gpd (expandable)

Telecommunications:

Mediacom (fiber)

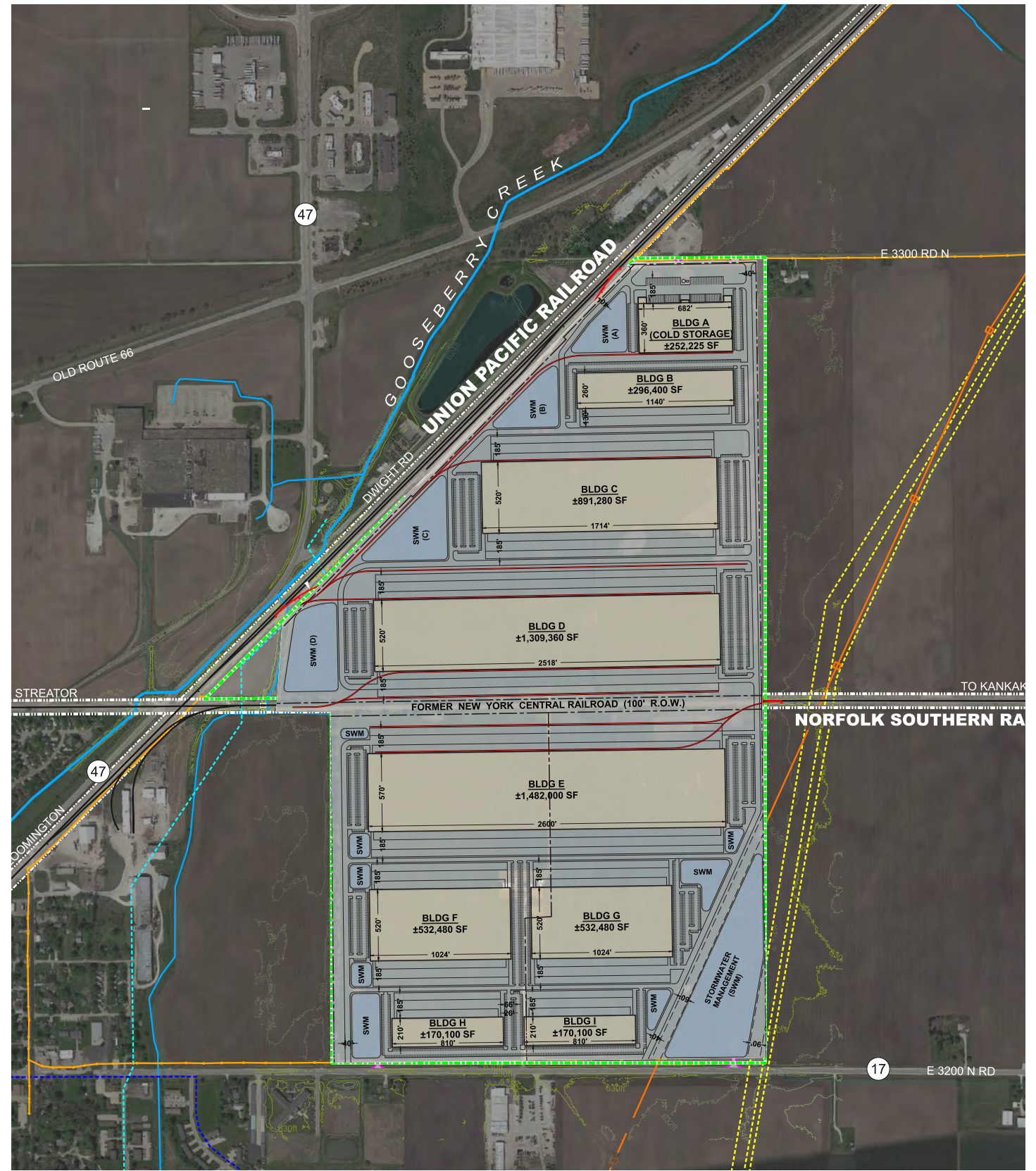
- PROPOSED TRACKS
- EXISTING TRACKS
- RAILROAD RIGHT OF WAY
- EXISTING ELECTRIC TRANSMISSION
- EXISTING ELECTRIC DISTRIBUTION
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING NATURAL GAS LINE
- APPROXIMATE DRAINAGE CENTERLINE
- POTENTIAL DETENTION ROAD
- PROPOSED STRUCTURES
- PROPOSED ROADS
- APPROXIMATE 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.

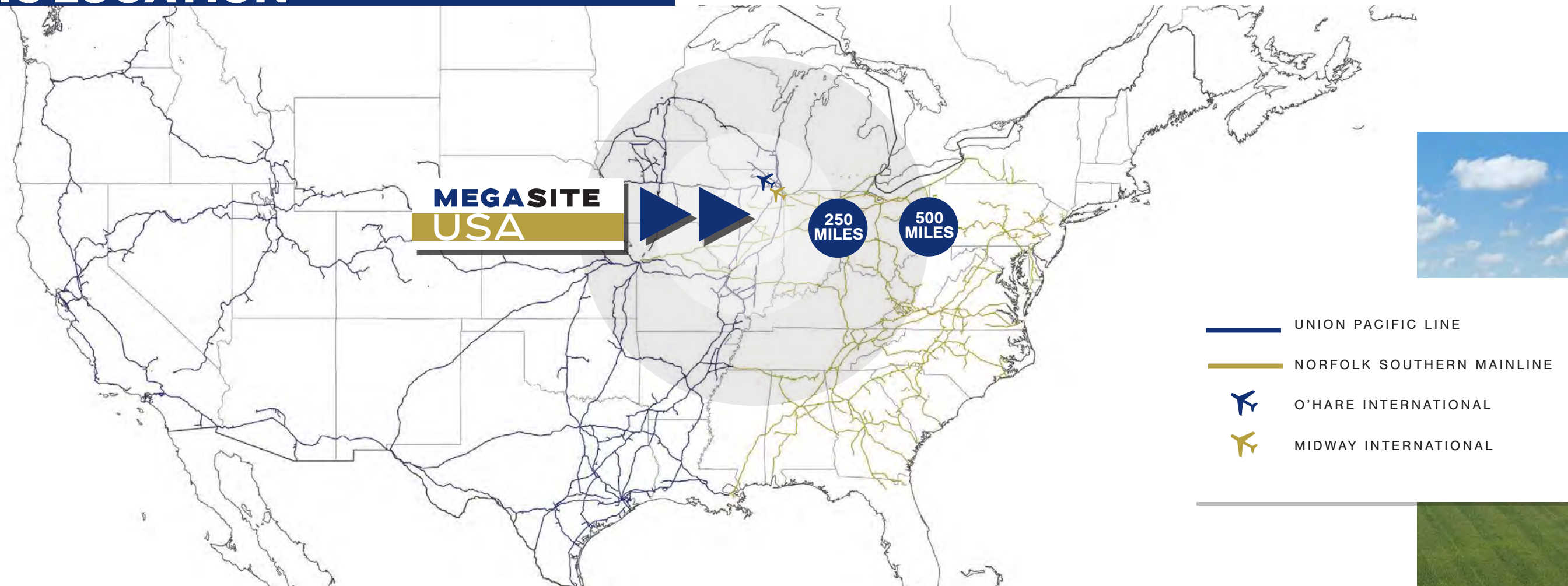


MEGASITE USA

- ◀ Manufacturing Configuration
- ▼ Distribution Configuration



STRATEGIC LOCATION

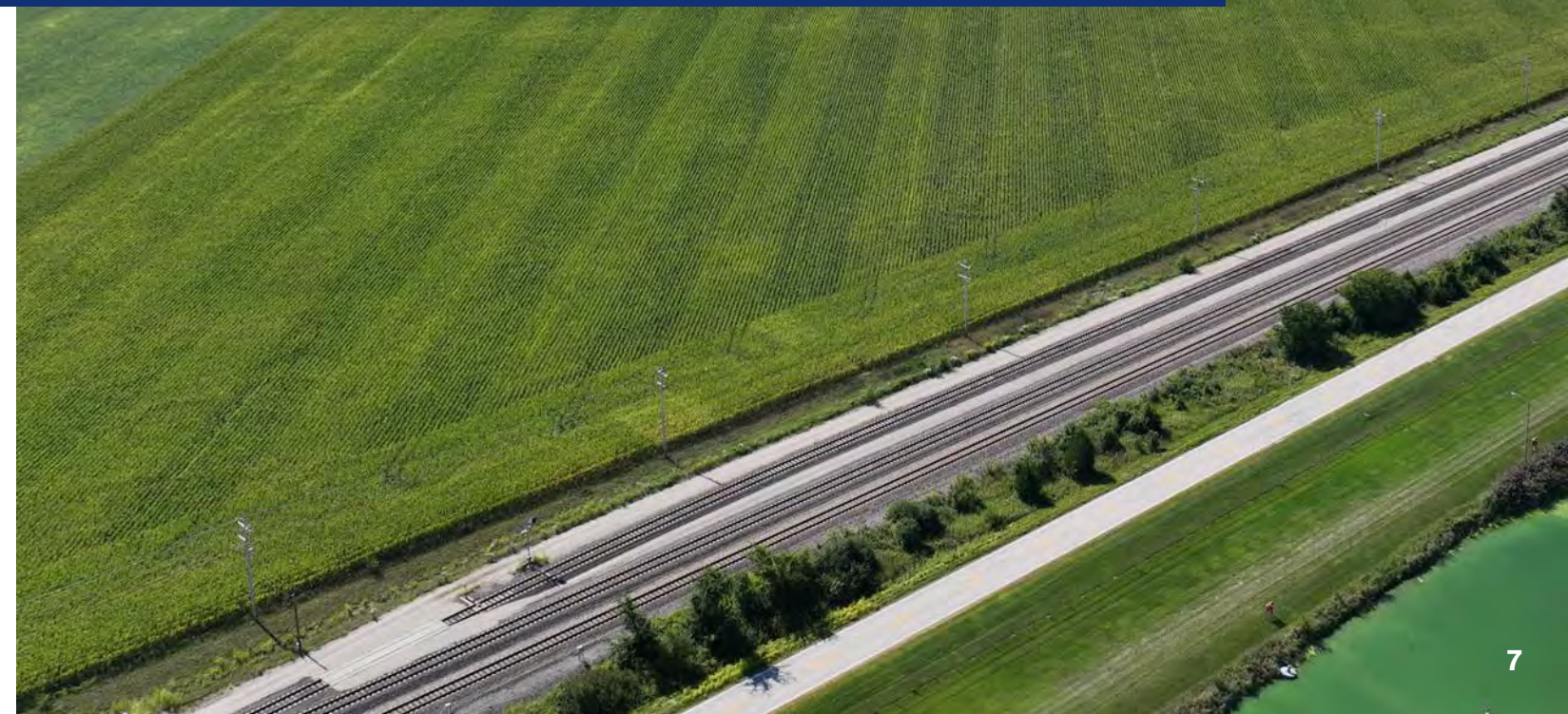


Coast to Coast

- 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





803,983 PERSON
addressable workforce



60 MINUTE DRIVE
boasts 1,318,391 population













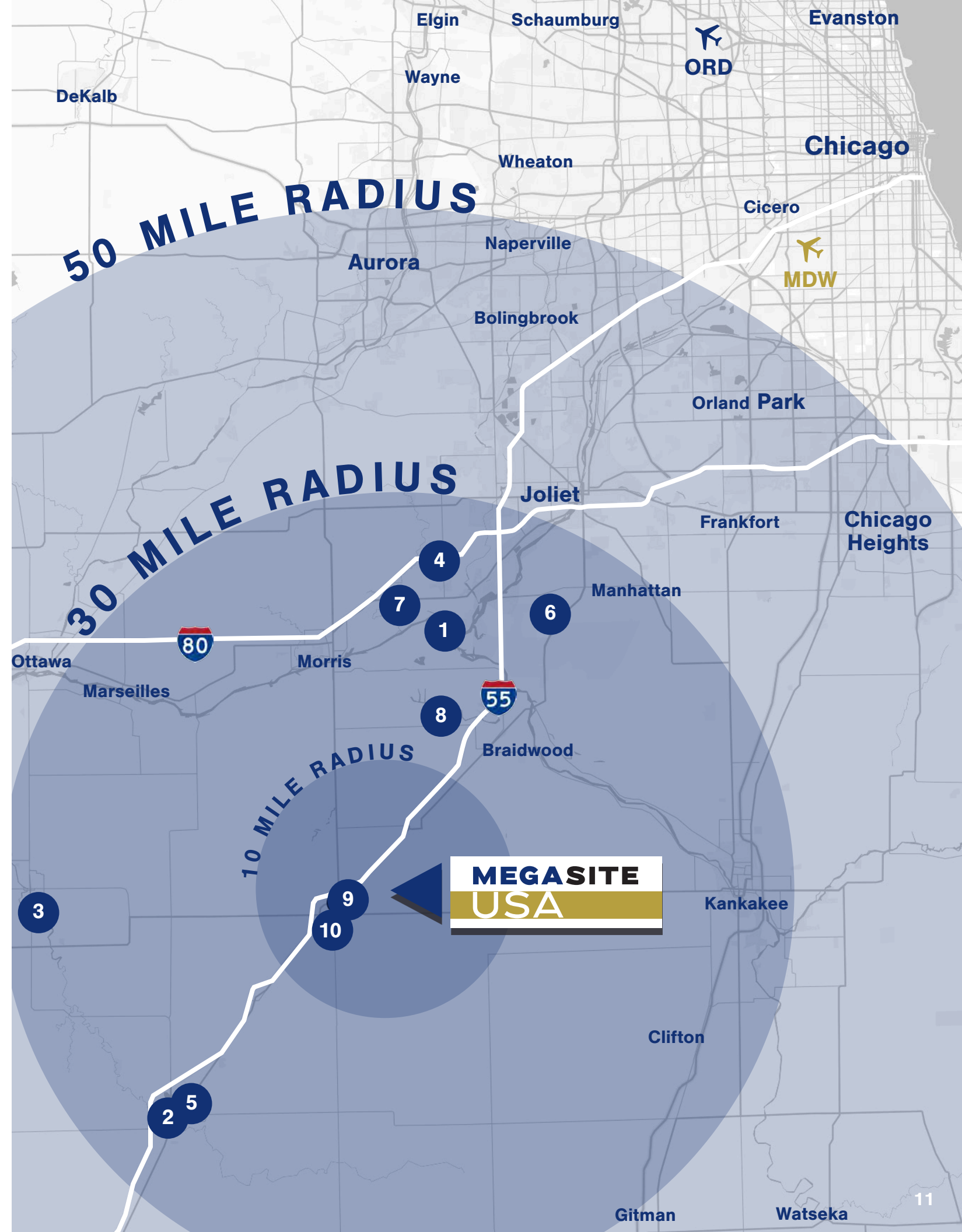
LABOR DEMOGRAPHICS

- 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



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