

Clarius Park Morris East

I-80 & Brisbin Rd, Morris, Illinois



- 110 acres ready for immediate development
- 812,900-SF pad constructed
- Utilities are already onsite
- Brisbin Road improvements complete Spring 2026 (widening and repaving)
- CSX 5-day-a-week rail adjacent to site with private switch designed
- 3.5 miles to CN Intermodal

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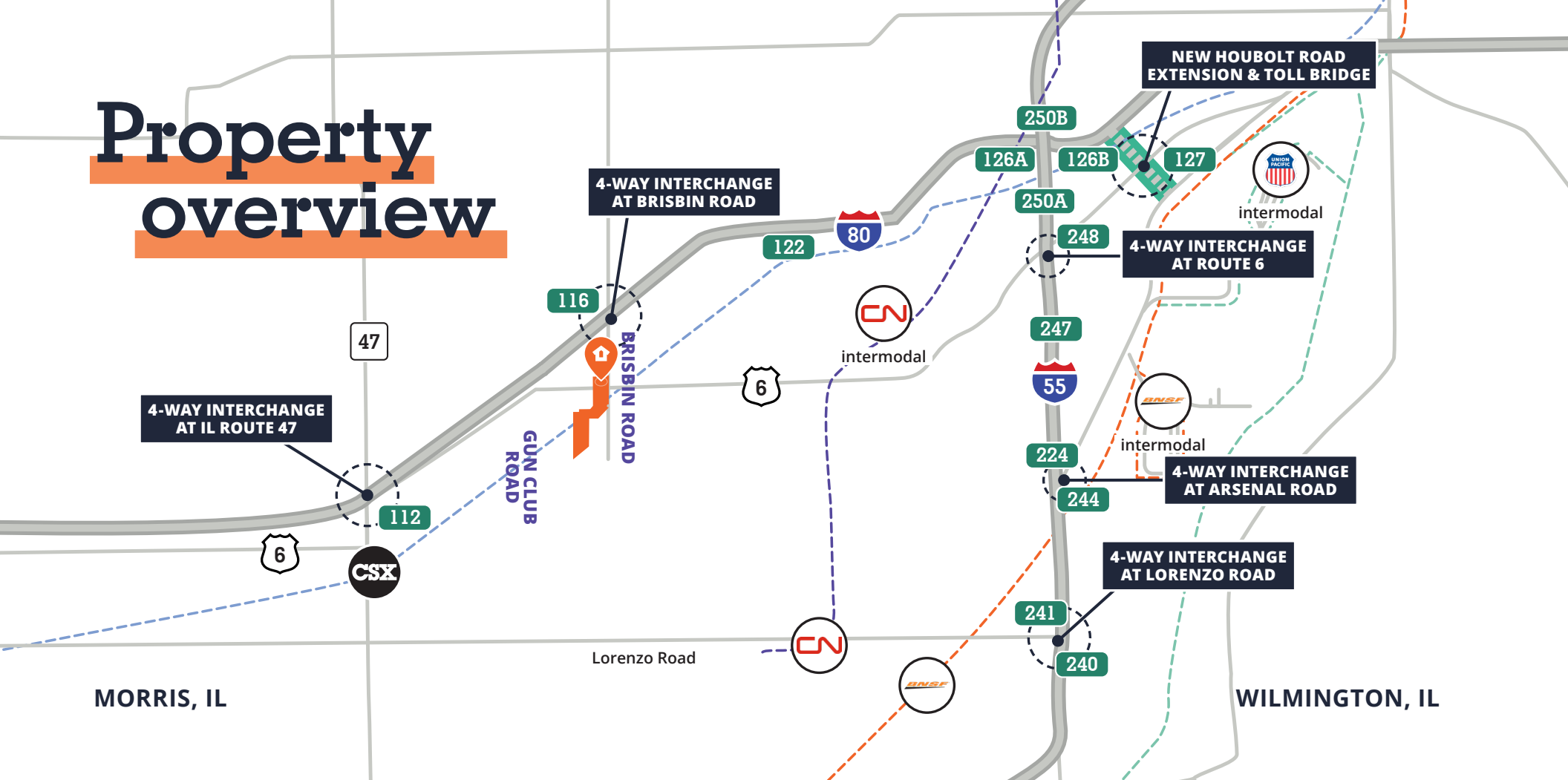
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Property overview



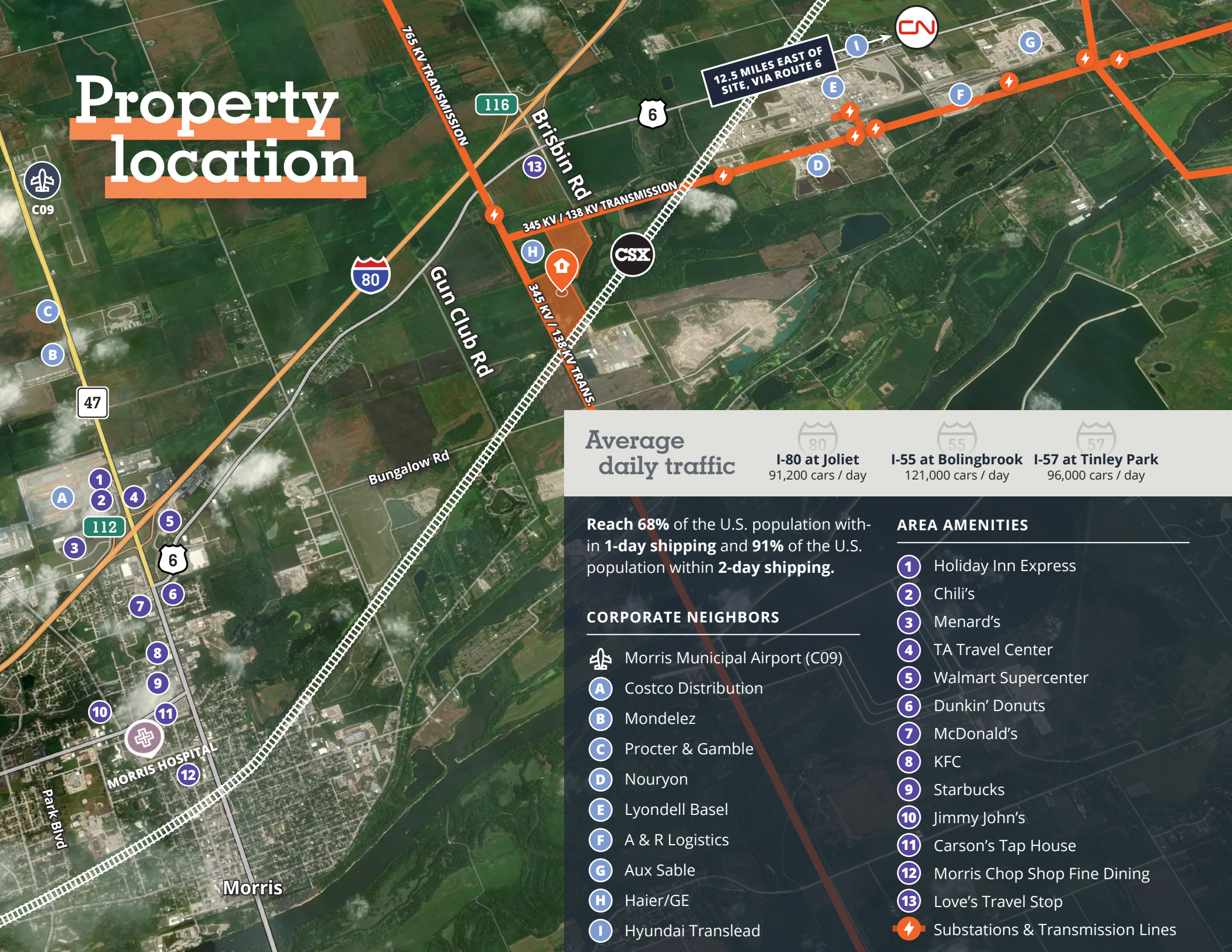
Introducing **Clarius Park Morris East**, a high impact industrial park in Morris, Illinois.

Located off of the full interchange at I-80 and Brisbin Road, just west of the I-80 / I-55 intersection, the park is perfectly situated amongst established industrial development. A preferred location for both regional distribution centers and companies that are servicing Metropolitan Chicagoland, the region is a heavily traveled corridor that offers easy east/west access while connecting to other major north/south expressways including I-39, I-55 and I-57.

The site is also an ideal location for **potential large scale manufacturing uses, data centers, clean energy supporting uses, and more**. While most of the activity in the I-80 corridor is related to bulk distribution, Clarius Park Morris East, with its unique combination of in-place infrastructure, utilities, redundant fiber providers and M-1/M-2 Zoning, offers **flexibility and speed** that no other site in the market can offer. In addition to direct expressway access, scale and potential rail, the park can also accommodate above-standard trailer or vehicle parking requirements.

Locating at **Clarius Park Morris East** affords users access to robust amenities. Love's Travel Stop is located less than a half-mile from the site at the Brisbin Road interchange. Just 2.5 miles west, the Route 47 Interchange provides access to the Morris Municipal Airport, multiple hotels, big box retail stores and fast casual/fast food restaurants. Businesses and residents alike are supported by the Morris Hospital and the newly opened Morris Hospital YMCA, unrivaled fixtures in both the City of Morris and throughout Grundy County.

Property location



Average daily traffic


I-80 at Joliet
91,200 cars / day


I-55 at Bolingbrook
121,000 cars / day


I-57 at Tinley Park
96,000 cars / day

Reach 68% of the U.S. population with-in **1-day shipping** and 91% of the U.S. population within **2-day shipping**.

CORPORATE NEIGHBORS

-  Morris Municipal Airport (C09)
- A** Costco Distribution
- B** Mondelez
- C** Procter & Gamble
- D** Nouryon
- E** Lyondell Basel
- F** A & R Logistics
- G** Aux Sable
- H** Haier/GE
- I** Hyundai Translead

AREA AMENITIES

- 1** Holiday Inn Express
- 2** Chili's
- 3** Menard's
- 4** TA Travel Center
- 5** Walmart Supercenter
- 6** Dunkin' Donuts
- 7** McDonald's
- 8** KFC
- 9** Starbucks
- 10** Jimmy John's
- 11** Carson's Tap House
- 12** Morris Chop Shop Fine Dining
- 13** Love's Travel Stop
-  Substations & Transmission Lines

