

56.6 ACRE ILLINOIS RIVER INDUSTRIAL CAMPUS

800 South Washington, Meredosia, IL 62665



- River Frontage with an 800' dock line & barge unloading system on the Illinois River
- Industrial Zoning & Enterprise Zone
- Heavy Utility Infrastructure
 - *Natural Gas
 - *Municipal Water & Sewer
 - *Electricity -
Existing high voltage transmission infrastructure serves the site. Utility improvements and interconnection requirements are dependent upon the purchaser's proposed use and will be determined by Ameren Illinois
- Environmental Clearance from Illinois EPA

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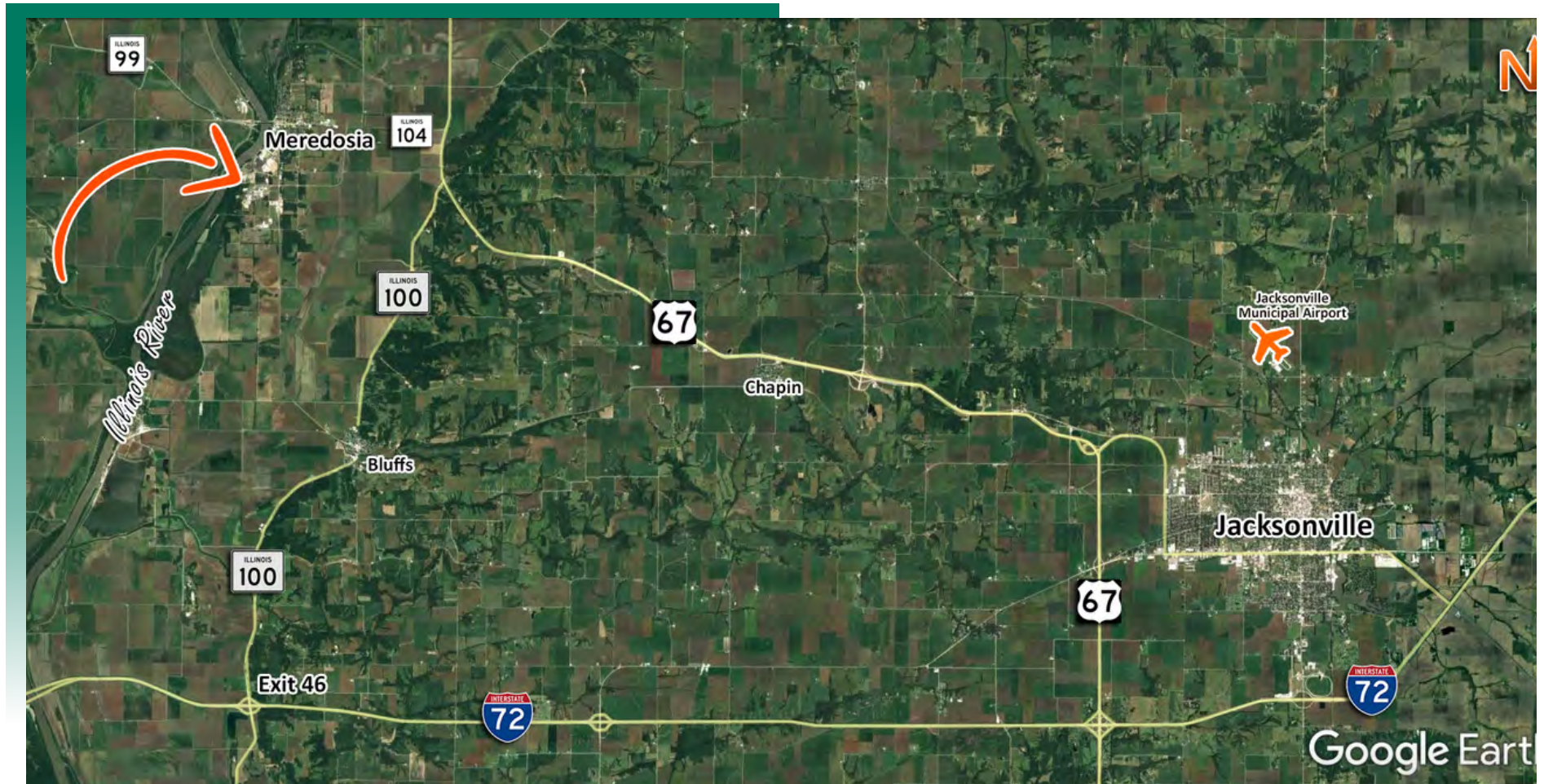
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AREA MAP

800 S Washington, Meredosia, IL 62665



- 56.6 +/- Acre site is located on the east bank of the Illinois River in Meredosia, IL; northwest of Jacksonville, IL in Morgan County
- Good truck access to IL Route 67 and 100 Interstate 72 (east – west) Arterial Route
- 15 miles to I-72 at Exit 46
- Natural gas, Meredosia City water and sanitary sewers are available
- Adjacent to Ameren Bullk substation. Interconnection serve new load is at purchaser's cost; preliminary indicators exceed \$2,000,000
- Zoned industrial. Site is located within an Illinois Enterprise Zone.

PROPERTY PHOTOS

800 S Washington, Meredosia, IL 62665



- River structures, including a barge unloader mounted on a river cell remain in place. Condition, capacity and suitability for use have not been evaluated.
- USACE permit #823 issued 8/20/41 and modified May 17, 1963 for the river structures. Permit #741 issued 7/9/58 for the coal conveyor.
- Current permit status, transferability and any new requirement for continued or modified use are subject to USACE review and purchaser's independent verification.

LAND PROPERTY SUMMARY

800 S WASHINGTON, MEREDOSIA, IL 62665

LISTING # 2218

LOCATION DETAILS:

Parcel #: 0122300081 & 0121400015 & 0121400001
County: IL - Morgan
Zoning: Industrial - Meredosia

PROPERTY OVERVIEW:

Lot Size: 56.60 Acres
Min Divisible Acres: 56.6
Max Contig Acres: 56.6
Frontage: Varies
Depth: Varies
Topography: Flat
Archeological: No
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: 15 Miles from Interstate 72
Barge Access: 800' Dock Line on the Illinois River



SALE INFORMATION:

Price / Acre: \$30,000
\$/SF (Land): 0.68
Lease Rate: \$1,500 per Acre/per Month

UTILITY INFO:

Water Provider: City Served
Water Location: On Site
Sewer Provider: Meredosia
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

The property includes an 800' dock line on the Illinois River at mile 70.7, as shown on USACE map no. 28. River structures, including a barge unloader mounted on a river cell, remain in place. Condition, capacity, and suitability for reuse have not been evaluated. USACE permit no. 823 was issued August 20, 1941 and modified May 17, 1963 for the river structures; permit no. 741 was issued July 9, 1958 for the coal conveyor. Current permit status, transferability, and any requirements for continued or modified use are subject to