

CLARIUS PARK MORRIS:

OVERALL LAND AREA : ± 497 AC

HIGH IMPACT INDUSTRIAL :	± 385 AC
CP MORRIS EAST (AVAIL) :	± 112 AC
BUILDING E-2 LOT :	± 40 AC
FUTURE DEV. AREA :	± 45 AC

CLARIUS PARK MORRIS EAST STATS :

BUILDING E-1 (HAIER/GE)	± 1,199,700 SF
BUILDING E-2 (AVAIL)	± 812,900 SF

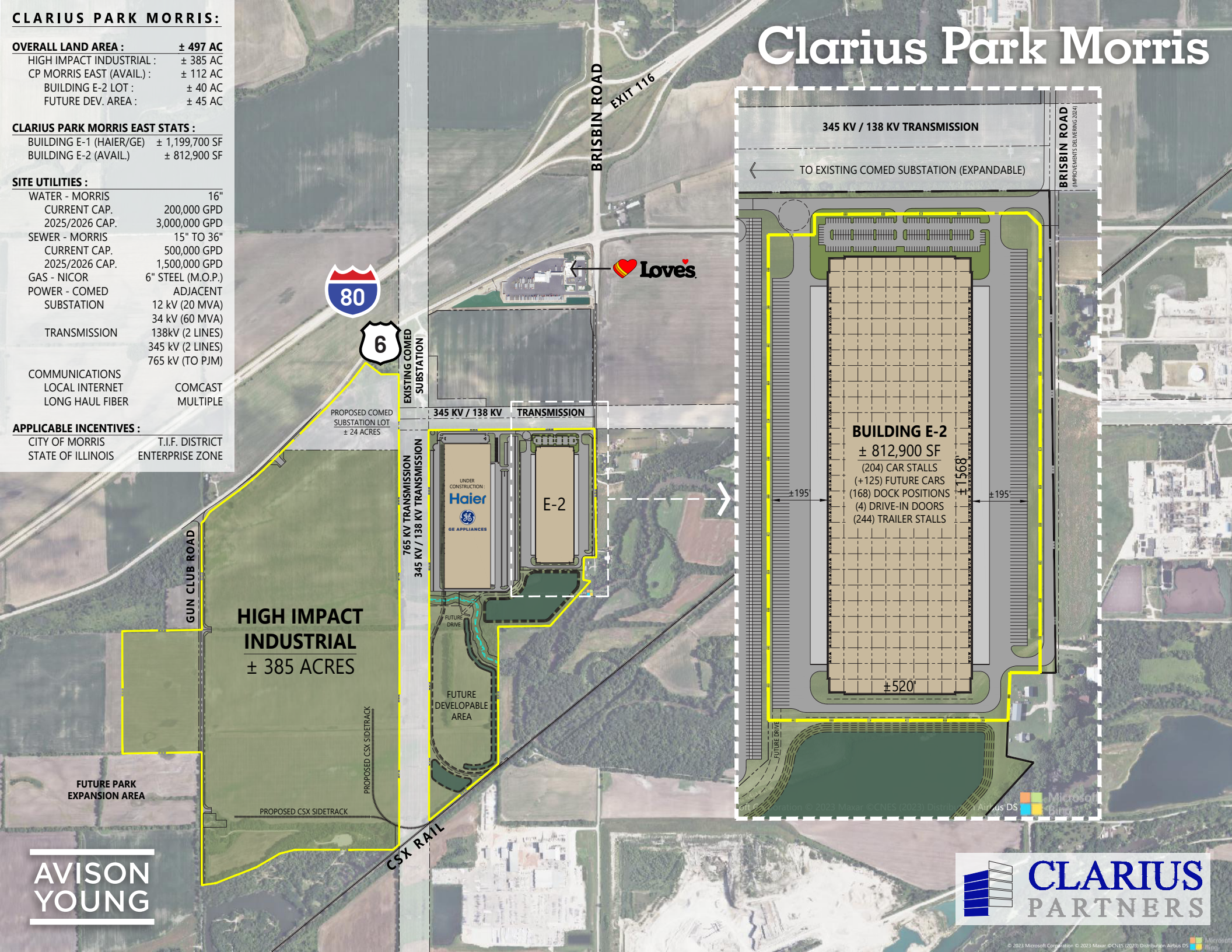
SITE UTILITIES :

WATER - MORRIS	16"
CURRENT CAP.	200,000 GPD
2025/2026 CAP.	3,000,000 GPD
SEWER - MORRIS	15" TO 36"
CURRENT CAP.	500,000 GPD
2025/2026 CAP.	1,500,000 GPD
GAS - NICOR	6" STEEL (M.O.P.)
POWER - COMED	ADJACENT
SUBSTATION	12 kV (20 MVA)
	34 kV (60 MVA)
TRANSMISSION	138kV (2 LINES)
	345 kV (2 LINES)
	765 kV (TO PJM)
COMMUNICATIONS	
LOCAL INTERNET	COMCAST
LONG HAUL FIBER	MULTIPLE

APPLICABLE INCENTIVES :

CITY OF MORRIS	T.I.F. DISTRICT
STATE OF ILLINOIS	ENTERPRISE ZONE

Clarius Park Morris



**AVISON
YOUNG**

**CLARIUS
PARTNERS**

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Property overview



Introducing Clarius Park Morris, a 560-acre master planned, high impact industrial park in Morris, IL. This project is now **one of eighteen sites in the country** to receive the [CSX Select Site status](#).

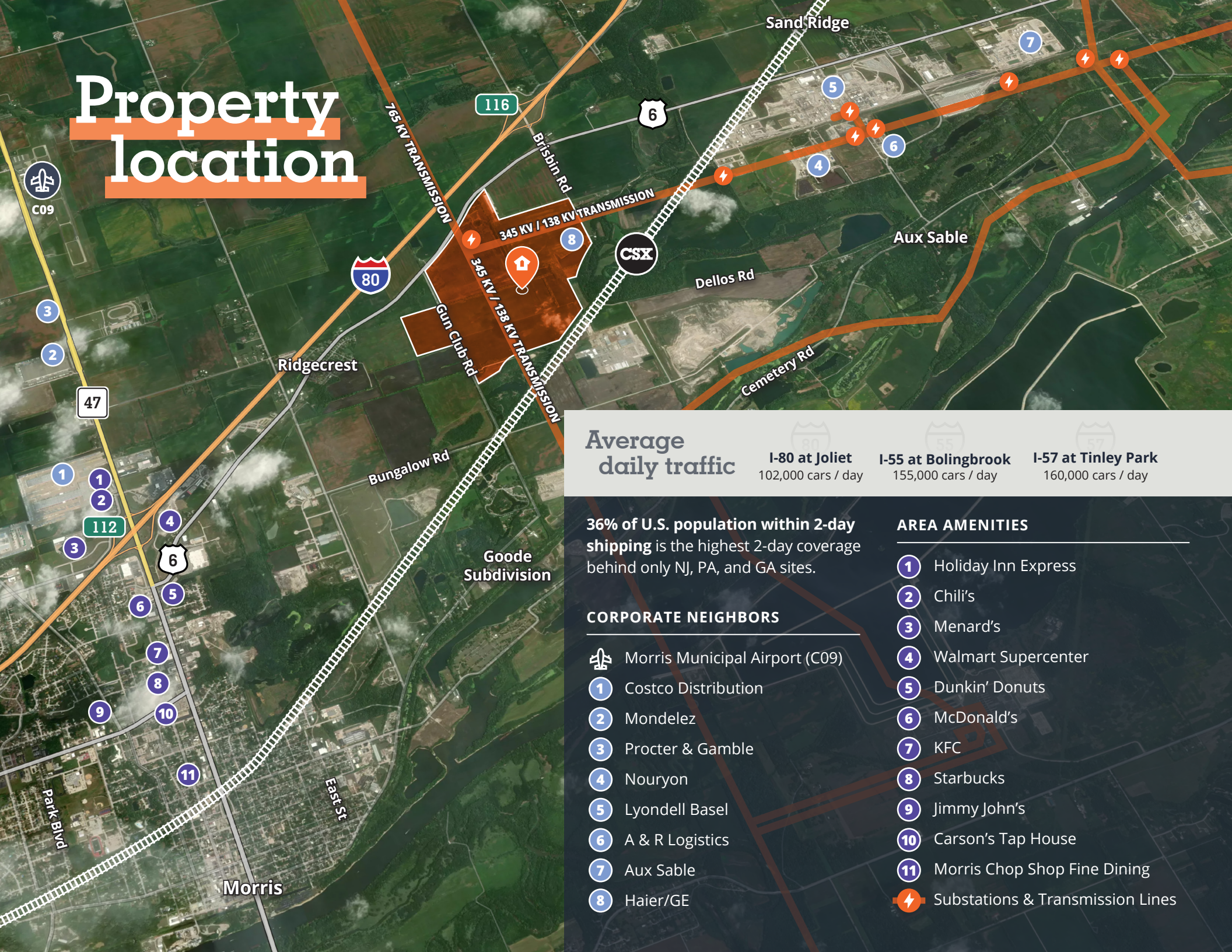
Located off of the full interchange at I-80 and Brisbin Road, just west of the I-80 / I-55 intersection, the park is perfectly situated amongst established industrial development. A preferred location for both regional distribution centers and companies that are servicing Metropolitan Chicagoland, the 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**. Most of the activity in the I-80 corridor is related to bulk distribution, but the park will offer almost **infinite flexibility** with buildings, something that no other site in the market can offer. In addition to direct expressway access, flexibility on size and potential rail, the park will also allow for above standard trailer or vehicle parking requirements.

Clarius Park Morris benefits from **multiple fiber providers**. This redundancy, together with the **high capacity for power**, may also attract data centers.

Just 2.5 miles west of Clarius Park Morris, at Route 47 and Interstate 80, is the Morris Airport and Hospital, hotels including Holiday Inn Express, Days Inn, Comfort Inn, Quality Inns and Express 8, as well as fast food restaurants such as McDonald's, Wendy's, Buffalo Wild Wings and IHOP. There are travel stops including Pilot and Travel America and retail centers such as Walmart and Menards, to name a few.

Property location



Average daily traffic

I-80 at Joliet
102,000 cars / day

I-55 at Bolingbrook
155,000 cars / day

I-57 at Tinley Park
160,000 cars / day

36% of U.S. population within 2-day shipping is the highest 2-day coverage behind only NJ, PA, and GA sites.

CORPORATE NEIGHBORS

- Morris Municipal Airport (C09)
- 1** Costco Distribution
- 2** Mondelez
- 3** Procter & Gamble
- 4** Nouryon
- 5** Lyondell Basell
- 6** A & R Logistics
- 7** Aux Sable
- 8** Haier/GE

AREA AMENITIES

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



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**For more information,
please contact:**

Michael Fonda

Principal, Industrial Practice Group

michael.fonda@avisonyoung.com

+1 847 420 3228

Adam Haefner

Principal, Industrial Practice Group

adam.haefner@avisonyoung.com

+1 847 637 0704

Zeke Rowan

Principal, Industrial Practice Group

zeke.rowan@avisonyoung.com

+1 847 647 0708

Howard Berry

Principal, Data Center Specialist

howard.berry@avisonyoung.com

+1 408 913 6931

CA License # 01795693