

## Galesburg Business Park

598 Grand Avenue | Galesburg, IL | US | Knox County  
Available Acres: 329 | Sale Price: \$18,900



<b>Zoning:</b>	Industrial-Heavy
<b>Topography:</b>	Flat-Gently Rolling
<b>Adjacent Available Acres:</b>	18 acres available
<b>Setting:</b>	Industrial Park
<b>Within City Limits:</b>	Yes
<b>Site Dimensions:</b>	2,659 ft on West side, 8,292 ft on North side, 1,500 ft on East side, 6,461 ft on the South side.
<b>Specialty Features:</b>	Logistics Park
<b>Sale Price:</b>	\$18,900
<b>Sale Price Note:</b>	\$18,900 /acre (negotiable)
<b>Lease Rate Note:</b>	Demisable
<b>Last Updated:</b>	Apr 14, 2025

### Site Certification Information

**Certified Site Status:** Yes

**Certified Site:** [BNSF Premier Parks, Sites and Transload Program, Illinois Super Sites Program](#)

### Economic Development Contact

**Ken Springer**

Knox County Partnership

200 E Main St, Suite 200

Galesburg, IL 61401

(309) 343-1194 | [ken@knoxpartnership.com](mailto:ken@knoxpartnership.com)

### Realtor/Owner Contact

City of Galesburg

### Property and Area Description

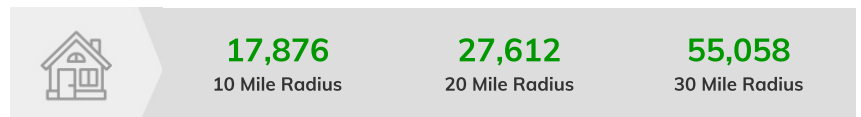
Site was certified through the BNSF Premier Parks, Sites and Transload Program in January 2019 and the Illinois Super Sites program in May of 2019. A full set of studies (environmental, geotechnical, flood plain, ALTA survey etc.) can be found in the "attachments" tab. Galesburg Business Park is excellently suited for warehousing/distribution, manufacturing or transload opportunities. Workforce: Galesburg Business Park is situated 45 miles equidistant from the Peoria, IL and Quad Cities labor pools. Approximately 182,000 workers reside within a 45 minute drive time to the site. Interstate: Interstate 74 connects the park to the Quad Cities, Peoria, Chicago, Indianapolis, St. Louis, and Des Moines. Connections with Interstate 80, US 150 and US 34. Rail: Class 1 rail service via BNSF Railway. Utilities: Ameren provides 125 psi gas lines to the site through 4 inch steel pipes, as well as 12 and 69 KV electrical lines from the substation located on-site. Air Service: Cargo planes leave daily within 45 miles of the park via Moline International Airport as well as Peoria International Airport. Statutory Incentives: Property is included in an Illinois Enterprise Zone which will be active from 2016-2031. 100% property tax abatement on improvements for 10 years with all property taxing bodies participating. Site is an FTZ subzone (currently inactive). The western half of Galesburg Business Park is located in a federal Opportunity Zone. PIN: 9019100001

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

**Nearest Highway:** US HWY 150 (0.00 mi.)

**Nearest Interstate:** I-74 (.5 mi.)

**Ingress/Egress Notes:** Galesburg Business Park has two points of ingress/egress for vehicles. A concrete stub-in is located in the southwest corner of the park and an unpaved entrance is located in the southeast edge of the park closest to the I-74 interchange. The park itself is less than a half mile from the interchange. In between the park and the interchange is a brand new Love's Travel Stop which sells diesel fuel and also does light repair work for semis.

**Nearest Airport:** Galesburg Municipal Airport (5.00 mi.)

**Nearest Commercial Airport:** MLI, PIA (35.00 mi.)

**Distance to Mass Transit:** 0 miles - transit to site

**Rail Served:** Yes

**Rail Served By:** BNSF Railway

**Rail Type:** Greenfield

**Rail Accessible:** Yes

**Rail Infrastructure in Place:** No  
**Rail Contact:** Eric Pitcher  
**Rail Contact Phone:** 312-850-5699  
**Rail Contact Email:** Eric.Pitcher@bnsf.com

## Utilities

**Electric:** Ameren Illinois  
**Natural Gas:** Ameren Illinois  
**Water:** City of Galesburg  
**Sewer:** Galesburg Sanitary District  
**Telecommunications:** Stratus Networks