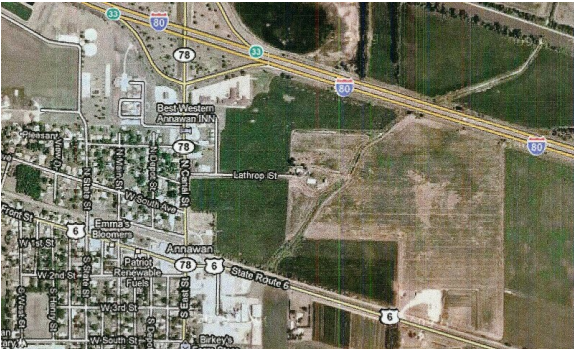


Annawan Industrial Park-Heavy Manufacturing

Patriot Way | Annawan, IL | US | Henry County
Available Acres: 291 |



Zoning:	Industrial-Heavy
Topography:	Level
Setting:	Industrial Park
Within City Limits:	Yes
Last Updated:	Apr 2, 2025

Economic Development Contact

Jim Kelly, Economic Development Director
Henry County Economic Development Partnership
307 W. Center Street
Cambridge, IL 61238
(309) 235-9609 | jkelly@henrycty.com

Jenelle Wolber, Director, Business & Economic Growth Services
Quad Cities Chamber of Commerce
331 W. 3rd Street, Suite 100
Davenport, IA 52801
(563) 823-2679 | jwolber@quadcitieschamber.com

Brandon Maeglin, City Administrator
City of Geneseo
115 S. Oakwood Ave.
Geneseo, IA 61254
(309) 944-6419 | bmaeglin@cityofgeneseo.com

Property and Area Description

The Annawan Industrial Park is located at the intersection of US Highway 6, Illinois Route 78 and Interstate 80. The major interstate highway system and a pro-business environment have perpetuated the community's growth. The topography of the industrial site is level and well suited for construction. The park is zoned for restricted industrial use for light to heavy manufacturing. A new industrial road (Patriot Way) and intersections, rail siding with storage tracks are in place. The entire industrial site encompasses 710 acres, of which 600 acres are zoned for heavy manufacturing, 68 for light manufacturing and the balance for commercial business use. Patriot Renewable Fuels LLC is located on 310 acres of the heavy manufacturing acres. A Phase I Environmental Study was completed in 2006 in preparation for the construction of Patriot Way. Iowa Interstate Railroad (IAIS) regional railroad connects with the site with the entire Class 1 railroad system (BNSF, UP, CN, CP, KCS, CSXT and NS). There is 10,300-foot of new rail siding and six miles of storage track along the IAIS in Annawan. This provides the ability to store up to 500 rail cars and the capability to assemble 95-car units.

Population

	5,867 10 Mile Radius	46,595 20 Mile Radius	174,623 30 Mile Radius
--	--------------------------------	---------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	2,550 10 Mile Radius	19,533 20 Mile Radius	73,196 30 Mile Radius
--	--------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: I-80 (0.30 mi.)
Nearest Interstate: I-80 Exit 33, I-74, I-280, I-88 (0.30 mi.)
Nearest Airport: Quad Cities International Airport (MLI) (30.00 mi.)
Nearest Commercial Airport: Quad Cities International Airport (MLI) (30.00 mi.)
Rail Served: Yes
Rail Served By: Other
Rail Infrastructure in Place: Yes
Barge Access Depth of Channel: 9.00 ft.

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: Village of Annawan
Sewer: Village of Annawan