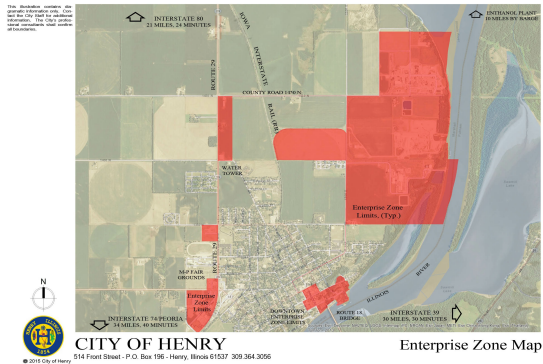


Henry City Industrial Development (GREAT LOCATION)

1550 Country Road 1450N | Henry, IL | US | Marshall County
Available Acres: 88 | Lease Terms: Triple Net |



Zoning:	Industrial-Light, Industrial-Heavy
Within City Limits:	Yes
Lease Terms:	Triple Net
Last Updated:	Feb 14, 2025

Economic Development Contact

Jeff Bergfeld
City of Henry
514 Front St
Henry, IL 61537
(309) 364-3056 | jeff@henry-il.com

Dan Keith
City of Henry
514 Front St
Henry, IL 61537
(309) 364-3056 | dankeithcoh@gmail.com

Property and Area Description

Large industrial site in an active port project. Current mining is shaping the port for future development opportunity. Site has a up to 34 acre parcel with higher elevations approximately 70ft above river pool level. Land is well above the 100yr flood plane. Property has rail, road, within 15 miles of Interstate 80. Maps and more detail upon request. Site is prime for Asian Carp Fishing / Processing, Chemical Plant, Manufacturing Plant, and many light and heavy industrial opportunities. Site is served by ample Electric Power, Large Natural Gas Main, and 3 forms of transportation: Rail, Road, and River Water Access. Site is served by Iowa Interstate Railroad (IAIS), a top Class 2 Regional carrier with connections to all Class 1 railroad carriers in the U.S. Rail line is in service for 286K cars. Existing sites offer opportunities for unit train or manifest service. 2025 service plan includes opportunities for multi-day switching each week out of the IAIS Bureau terminal.

Population

	9,951 10 Mile Radius	76,158 20 Mile Radius	216,710 30 Mile Radius
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Source: ESRI®, 2024

Households

	4,326 10 Mile Radius	33,210 20 Mile Radius	91,431 30 Mile Radius
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Source: ESRI®, 2024

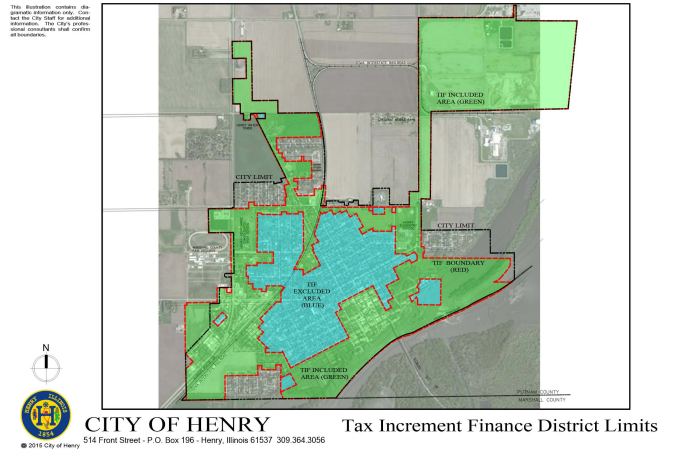
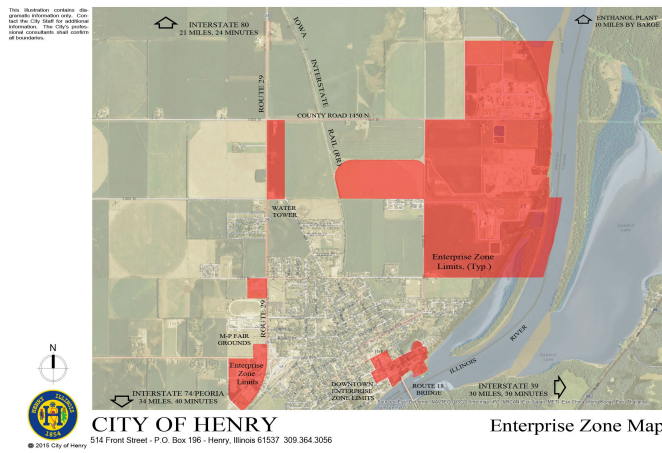
Transportation

Nearest Highway: IL 18 (0 mi.)
Nearest Interstate: I-80 (15.00 mi.)
Nearest Airport: Lacon (7.00 mi.)
Nearest Commercial Airport: Peoria (50.00 mi.)
Rail Served: Yes
Rail Served By: Iowa Interstate Railroad
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Jim Bowman
Rail Contact Phone: 319-981-4798
Rail Contact Email: JBowman@IAISRR.com

Utilities

Electric: Ameren Cilco
Water: City of Henry

Property Images



Jim Bowman | Sr. Director - Economic Development | Iowa Interstate Railroad, LLC
203 2nd Street SE, Suite 500 | Cedar Rapids, IA 52404 | (319) 981-4798 | jbowman@iaisrr.com