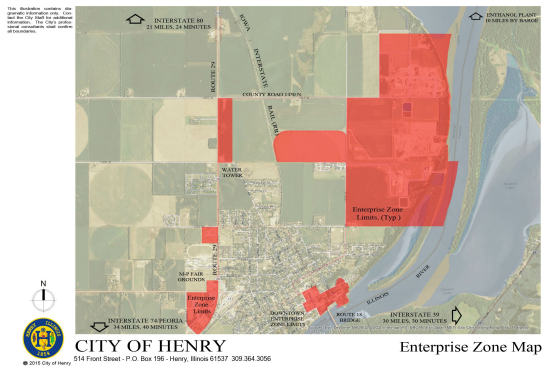


# Henry City Industrial Development (GREAT LOCATION)

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

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

## Households

	<b>4,326</b> 10 Mile Radius	<b>33,210</b> 20 Mile Radius	<b>91,431</b> 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