



Zoning:	Industrial
Topography:	Flat
Adjacent Available Acres:	60
Setting:	Other
Within City Limits:	Yes
Last Updated:	Sep 11, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

50.55 acres of Industrial land Village of Channahon I-1 zoning
Transportation Road: 5.3 miles to I-80 via Exit 116, Brisbin Road Interchange
Rail: 1,700 ft. to CSX rail line River: 10.3 miles to Illinois River transloading port, RRR Grundy Energy and Power Reliable, Robust electricity: Site adjacent to ComEd ROW, heavy transmission lines. 1.4 miles to nearest substation. Robust natural gas resources nearby: Alliance Pipeline, KinderMorgan, Pembina/Aux Sable Liquid Products Industrial neighbors: Northfield Block, Lafarge Quarry, Utility Concrete Products

Population

	175,209	1,310,669	4,199,891
	15 Mile Radius	30 Mile Radius	45 Mile Radius

Source: ESRI®, 2024

Households

	63,622	478,268	1,581,045
	15 Mile Radius	30 Mile Radius	45 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Route 6 (2.6 mi.)
Nearest Interstate: I-80 (5.3 mi.)
Ingress/Egress Notes: Access road off of Bungalow Road
Nearest Airport: Morris Municipal Airport (10 mi.)
Nearest Commercial Airport: Chicago Midway Airport (52 mi.)
Rail Served: Possible
Rail Served By: CSX Transportation
Rail Type: Active
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: ComEd
Natural Gas: Nicor
Telecommunications: AT&T / Comcast