

# America's Central Port: 24 Acre Mississippi River Site Served by 6 Class-I Railroads

E Street | Madison, IL | US | Madison County  
Available Acres: 24 | Lease Rate: \$0.27 |



Zoning:	Industrial-Heavy
Topography:	Flat
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	Enterprise Zone,Fiber,Logistics Park,Opportunity Zone,Riverport,TIF District
Lease Rate:	0.27
Last Updated:	Jun 6, 2025

## Economic Development Contact

**Frank Papa**  
America's Central Port  
1635 West First Street  
Granite City, Illinois 62040  
(618) 452-3402 | fpapa@americascentralport.com

**Alex Burkart**  
America's Central Port  
1635 West First Street  
Granite City, Illinois 62040  
(618) 452-8422 | aburkart@americascentralport.com

## Property and Area Description

This is the only site on property both served by rail and the new Madison Harbor directly. With access to six of the Class-I railroads through TRAA, 4 major interstates, and direct Mississippi River access, the transportation and logistics benefits of this location are unparalleled. The southern entrance of this site allows for both access to the Madison Harbor, as well as Route 3, without the impediment of rail crossings. In addition, port property roads do not have restrictions on weight limits, thus providing an opportunity for increased efficiency for last mile operations to and from the harbor.

## Population

	<b>634,490</b> 10 Mile Radius	<b>1,659,797</b> 20 Mile Radius	<b>2,241,737</b> 30 Mile Radius
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Source: ESRI®, 2025

## Households

	<b>290,974</b> 10 Mile Radius	<b>723,948</b> 20 Mile Radius	<b>950,595</b> 30 Mile Radius
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Source: ESRI®, 2025

## Transportation

**Nearest Highway:** IL Route 3 (1 mi.)  
**Nearest Interstate:** 70 (4 mi.)  
**Nearest Airport:** St. Louis Downtown Airport (12 mi.)  
**Nearest Commercial Airport:** St. Louis Lambert International Airport (15 mi.)  
**Distance to Mass Transit:** 1  
**Rail Served:** Yes  
**Rail Served By:** BNSF Railway, CSX Transportation, Canadian National Railroad, Norfolk Southern Railway, Union Pacific Railroad, CPKC Railway  
**Rail Type:** Active  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** Yes  
**Rail Contact:** Mike Deegan  
**Rail Contact Phone:** (815)277-7145  
**Rail Contact Email:** michael.deegan@cpkcr.com  
**Short Line Contact:** Carl Yount  
**Short Line Contact Phone:** (618) 975-3857  
**Short Line Contact Email:** cyount@respondekrailroad.com  
**Barge Access Depth of Channel:** 9 ft.  
**Barge Crane Capacity:** 1752502021 tons

## Utilities

**Natural Gas:** Ameren Illinois  
**Water:** Illinois American  
**Sewer:** Granite City Regional Wastewater Treatment Plant  
**Telecommunications:** AT&T Fiber

Eric Goodman | Managing Director, Business Development & Transload | CPKC  
427 W 12th St | Kansas City, MO 64105 | (816) 652-3145 | eric.goodman@cpkcr.com