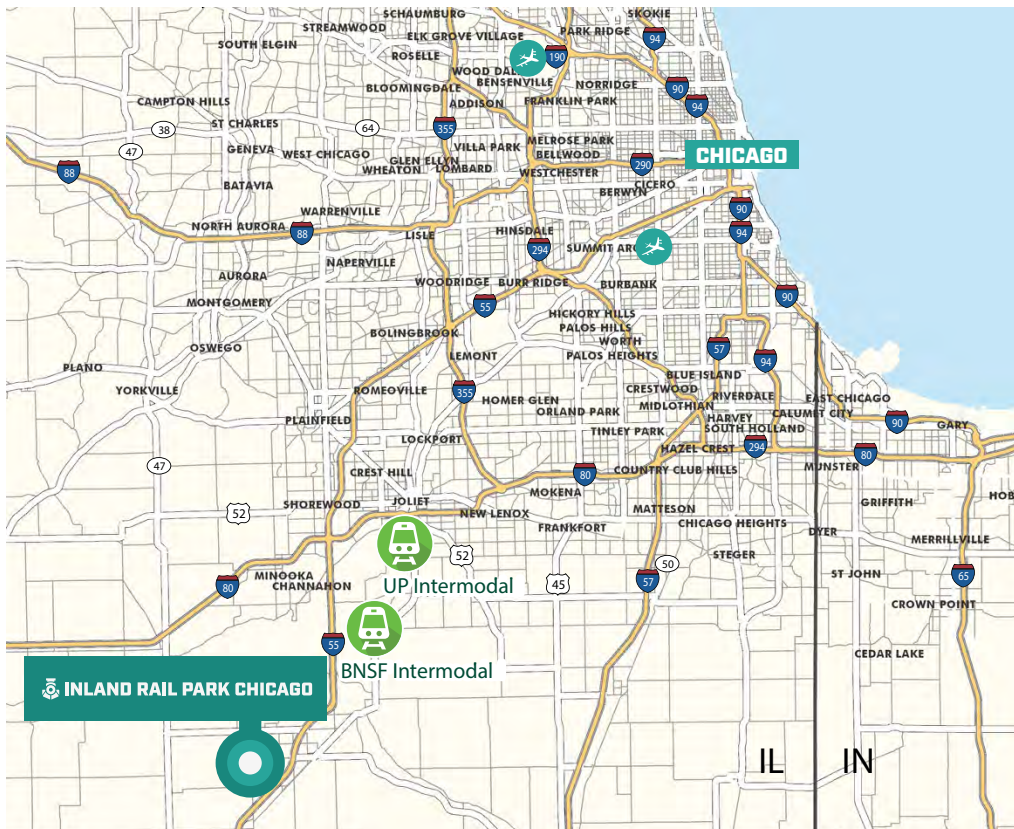




# INLAND RAIL PARK CHICAGO

COAL CITY, IL



- + UP Rail served business park with sites available from 20 acres to 200+ acres
- + Direct UP service from the Gulf of Mexico and Mexico
- + Significant reduction in transit times and cost savings for freight coming to Chicago
- + Ability to accommodate large rail car volumes
- + 20 miles from the highway nexus of I-80 and I-55
- + IRPC offers rail-served buildings, outside bulk storage, and transload yards for sale or lease

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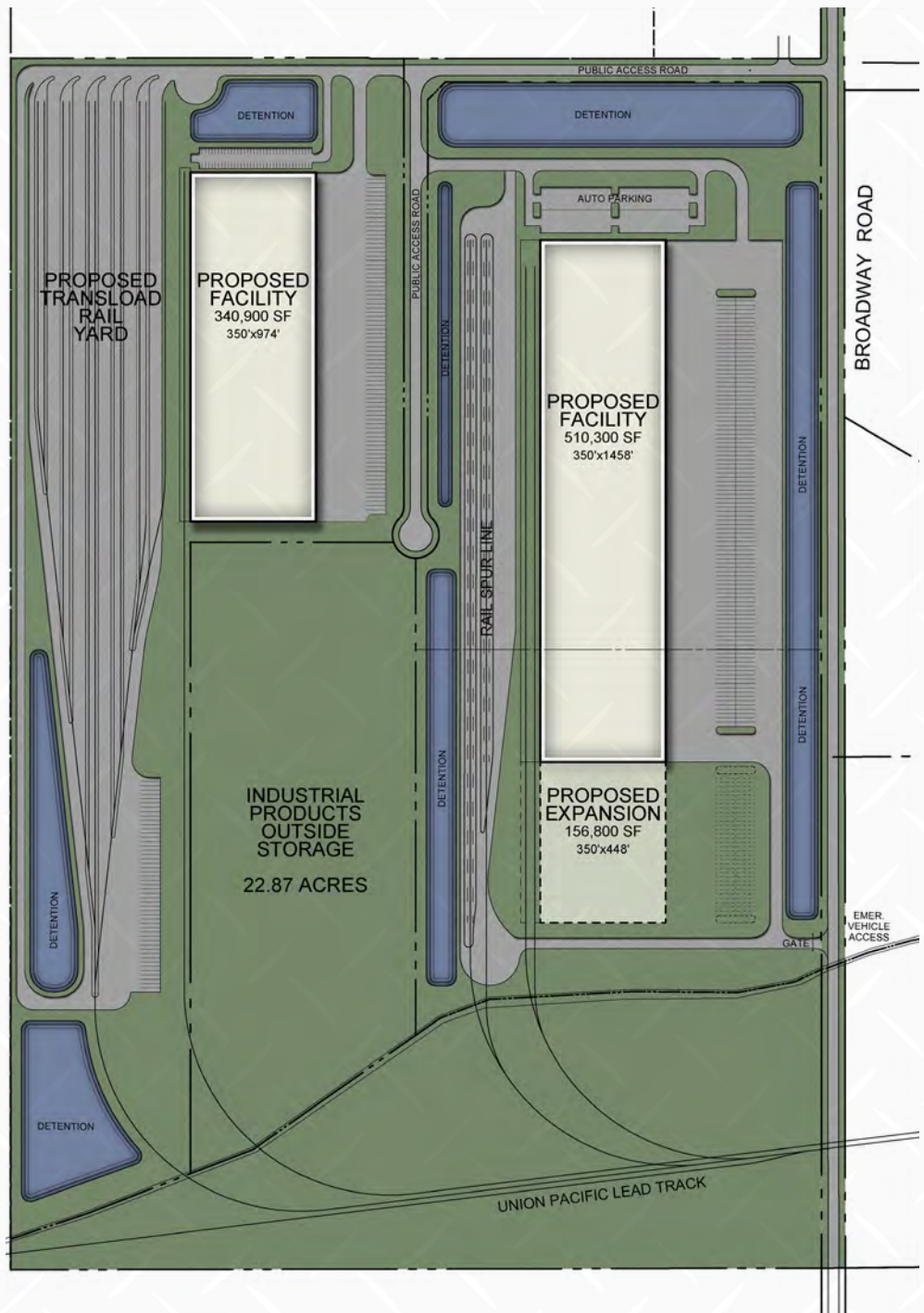
**CBRE**





## INFRASTRUCTURE HIGHLIGHTS

- + Shovel ready, greenfield site suitable for  $\pm 1,500,000$  SF warehouse and associated rail operations, outside bulk storage, and transload yard.
- + Zoned I-1 for heavy industrial development
- + Utility connections available through private utilities and the Village of Coal City







## SITE SUMMARY

- + Less than 2 miles to I-55 and only 20 miles to the highway nexus of I-55 & I-80
- + One day trucking distance to every Midwest metropolitan center and two days to the Eastern seaboard
- + Existing rail spur with at-grade crossing of S. Broadway Rd connect the site to Union Pacific Railroad's Pequot Industrial Lead
- + Site supports significant daily rail car volume
- + Flexible and/or more intensive rail configurations are possible
- + Ideal for any rail intensive and outdoor storage uses



# CBRE

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