

NOW FOR SALE

+/-56 acres Industrial Land
Gilman IL



PROPERTY HIGHLIGHTS

- North - South and East - West Rail lines available
- Rail: Canadian National ("CN") North/South line from Toronto to New Orleans and East-West capacity via Peoria Rail adjacent to North.
- Power: Adjacent existing Substation - Ameren Services Power Company 138 KV lines to suit, expansion available to suit
- Fully improved site with all utilities and roads.
- Zoning: Industrial within Gilman
- Full Interchange at IL Rt-24 and I-57
- Pricing: \$55,000 per gross acre
- Within existing TIF district, which can be utilized to offset the acquisition costs in their entirety
- Adjacent to INCOBRASA's new \$1 billion soybean processing facility and Conagra's 50 acre corn processing facility
- P.I.N.s: 23-06-400-034 and 23-06-400-039
- Zoning: City of Gilman Industrial, Warehouse, Datacenter and ability to use rail for outside storage (lay down yards for lumber, steel, container storage, reefer transload, etc.)

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. The included information shall be confirmed by certified surveyors and the Purchaser's alike

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Neighboring
Corporate Occupiers



**GILMAN
FERTILIZER CO.**
PH 265 4506 GILMAN, IL



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