

SENECA 80 RAILPORT

CONNECTING THE WORLD.



Exclusive Marketing Agent:

NAI Hiffman

Commercial Real Estate Services, Worldwide.

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All information is subject to verification and no liability for errors or omissions is assumed. Price subject to change and listing may be withdrawn without notice.

SENECA I-80 RAILPORT'S ASSETS

Industrial Park

- 1,674 total acres annexed and zoned for industrial and intermodal development
- 550 acre industrial park supporting over 10 million SF in new development
- Phase I engineering complete. Shovel ready!
- Flexible zoning allows heavy industry and trailer parking
- Site is outside of EPA's Non-Attainment Zone

Logistics

- 1 Mile to full interchange at Interstate 80/Seneca Road
- 20 miles to I-80/I-55 interchange; 25 miles to I-80/I-39; 60 miles to downtown Chicago
- U.S. Route 6 adjacent to site
- Illinois River served Seneca Regional Port District connecting to Gulf of Mexico 4 miles from site

Intermodal

- CSX Transportation has agreed in writing to serve the site six days per week.
- CSX Intermodal has agreed in writing to serve the site subject to minimum new business volume
- CSX Rail Line with 18,500 feet of uninterrupted rail line traverses site
- Seneca I-80 Railport is ideally positioned for new east coast rail traffic created by the current expansion of the Panama Canal
- Only east coast served intermodal site in the Chicagoland market with potential access from western railroads (BNSF and UP)

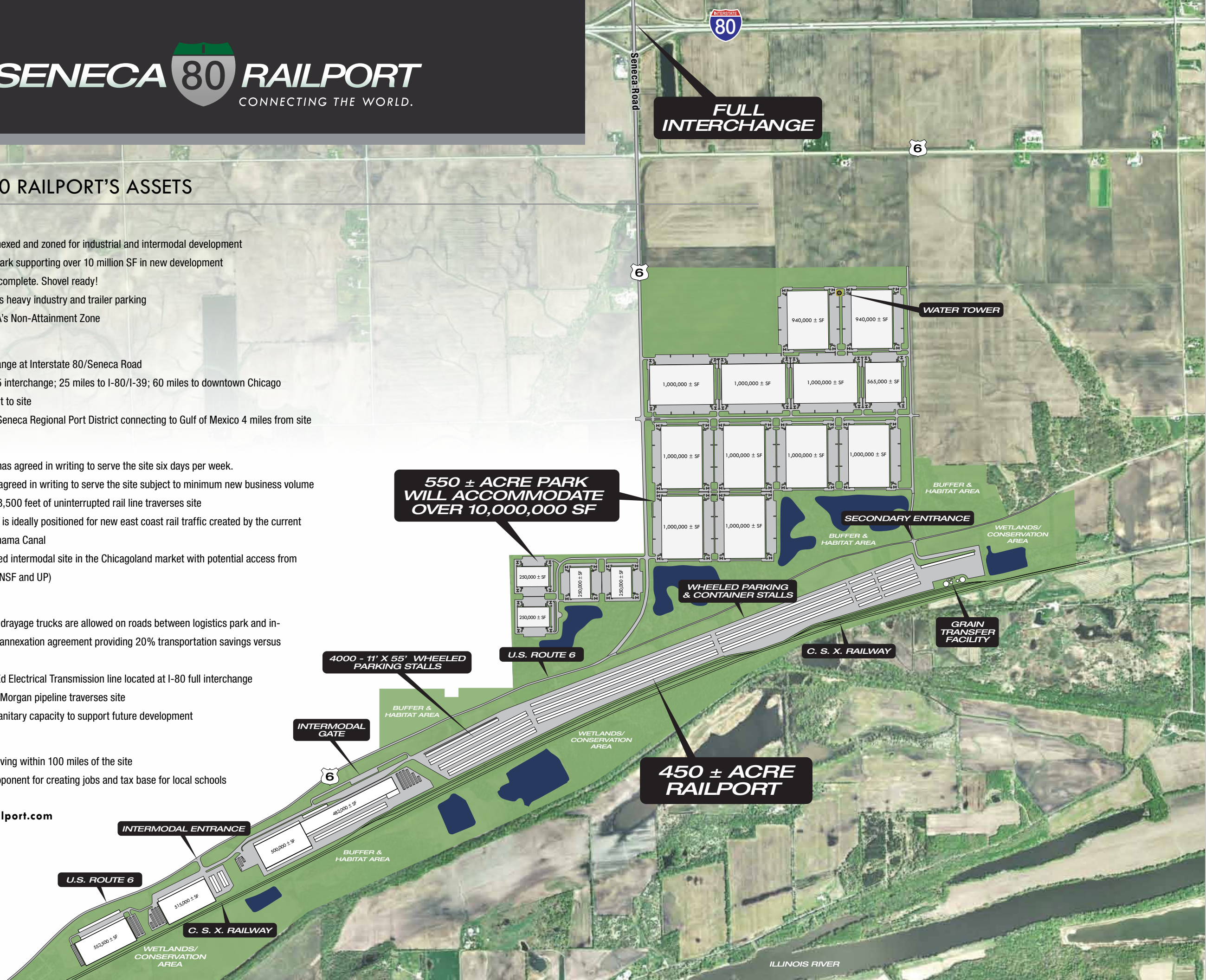
Infrastructure

- 100,000 lb. off-road drayage trucks are allowed on roads between logistics park and intermodal center per annexation agreement providing 20% transportation savings versus other locations
- 345,000 VOLT ComEd Electrical Transmission line located at I-80 full interchange
- 10" diameter Kinder Morgan pipeline traverses site
- Existing water and sanitary capacity to support future development

Community

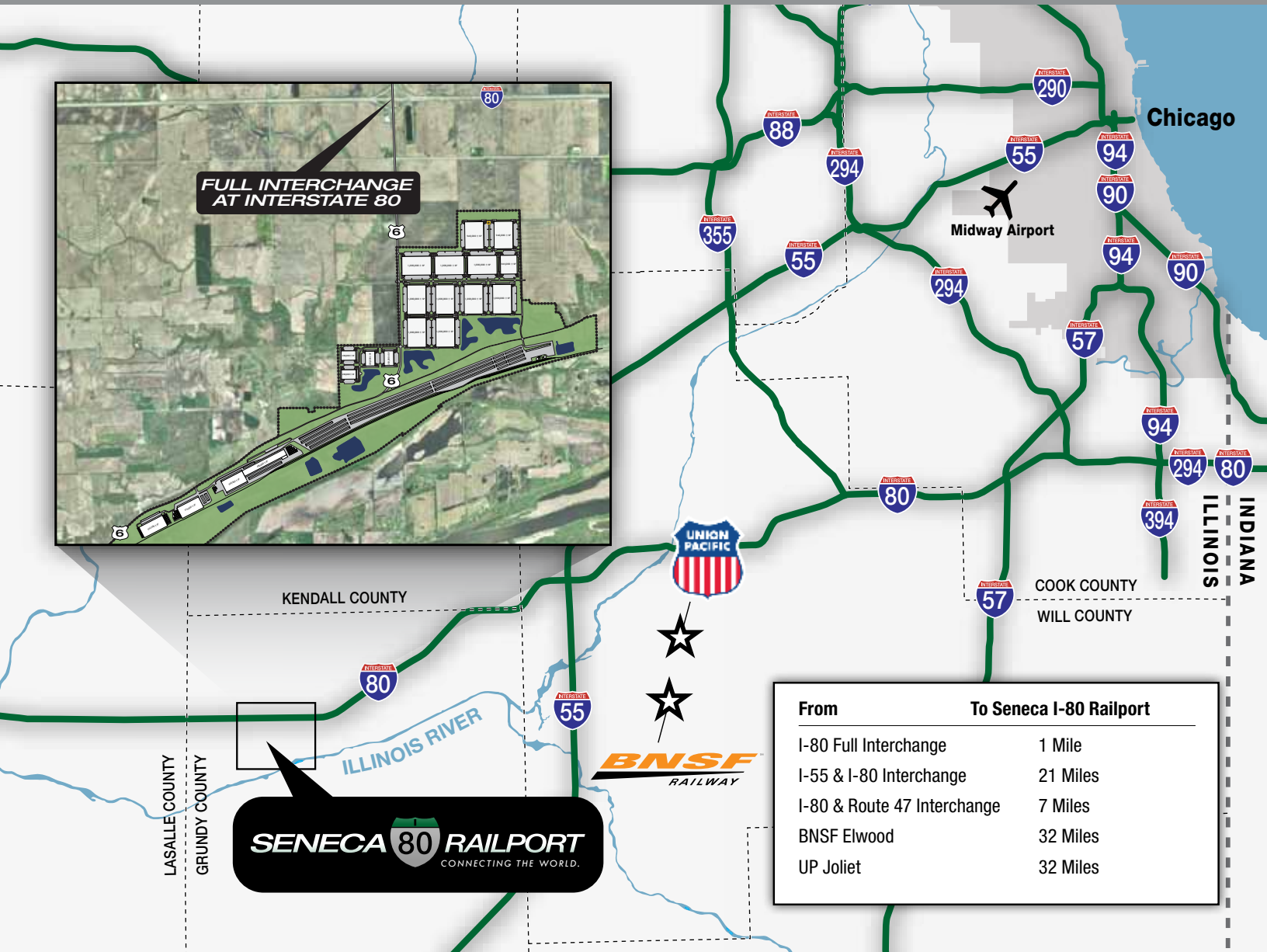
- 10,000,000 people living within 100 miles of the site
- Village of Seneca proponent for creating jobs and tax base for local schools

www.seneca80railport.com



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From	To Seneca I-80 Railport
I-80 Full Interchange	1 Mile
I-55 & I-80 Interchange	21 Miles
I-80 & Route 47 Interchange	7 Miles
BNSF Elwood	32 Miles
UP Joliet	32 Miles

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