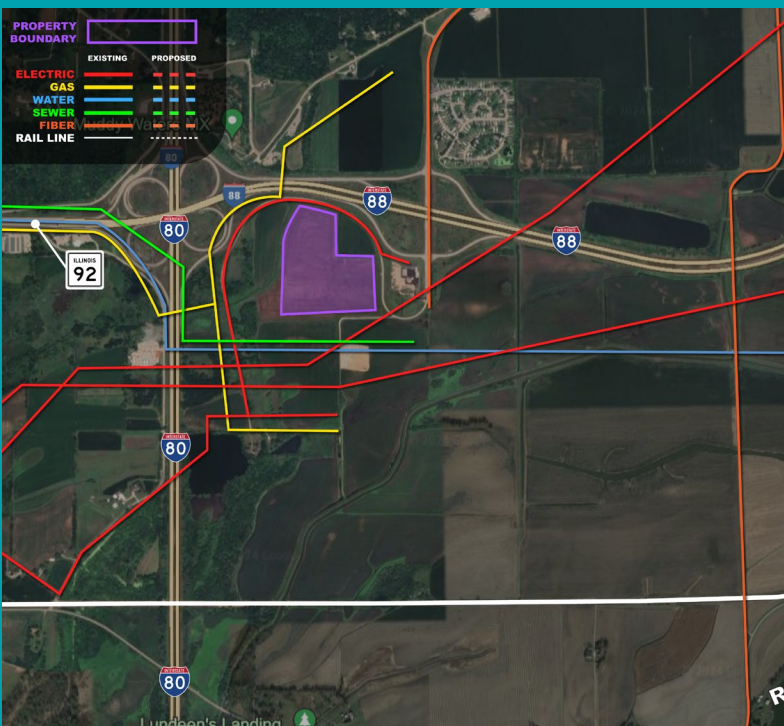


80-88

SE CORNER OF I-80 & I-88, **EAST MOLINE, IL 61244**

QC, THAT'S WHERE!



This 50-acre pad-ready site has all the earth-moving and dirt work completed on it for new construction. It is conveniently located off Interstates 80 and 88. The site has the capacity to support a high-electric user from the two transmission lines running near it - a 161 kV and 345 kV. A 20" water main does run on the southern boundary of the site supplying 3,000 GPM – connection from the main line to the site is all that is needed to receive service. Wastewater is the only utility still needing extension to the site – estimated cost and timeline is \$10M and 12 months.



80-88

Address: South East corner of I-80 & I-88

City: East Moline

County: Rock Island

State: IL

Zip Code: 61244

Acres: 50

Sale Price: \$40,000/acre

Ownership: Private

SITE FEATURES

Zoning: Industrial-Heavy

Topography: Flat to rolling

In Floodplain: Yes

Within City Limits: Yes

Historical Use: Agriculture

Divisible: Yes

Adjacent Available Land: Yes

Written Covenants: No

General Site Configuration: Rectangular

DUE DILIGENCE STUDIES & REPORTS

- ✗ Phase 1 Environmental Report complete and clear
- ✗ Geotechnical Study complete and clear
- ✗ Wetlands Delineation complete and clear
- ✗ Archeological Study complete and clear
- ✗ Endangered Species Analysis complete and clear



TRANSPORTATION

Nearest 4-lane Hwy: IL 5 & IL 92

Distance to 4-lane Hwy: 0.25 mile

Nearest Interstate: Interstates 80 & 88

Distance to Interstate: .25 mile

Visibility from Highway/Interstate: Yes

Nearest Commercial Airport: Quad Cities International Airport (MLI)

Distance to Commercial Airport: 13 miles

Rail Served: Possible

Rail Provider: BNSF Railway



ELECTRIC SERVICE

Supplier: MidAmerican Energy

Distribution Voltage: 161 and 345 kV

Distance to Substation: 1 mile



NATURAL GAS

Supplier: MidAmerican Energy

Size of Line: 3"

Pressure: 60 psig



WATER

Supplier: City of East Moline

Size of Line: 20"

Capacity: 3,000 GPM



WASTEWATER

Supplier: City of East Moline, IL



FOR MORE INFORMATION, CONTACT:

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