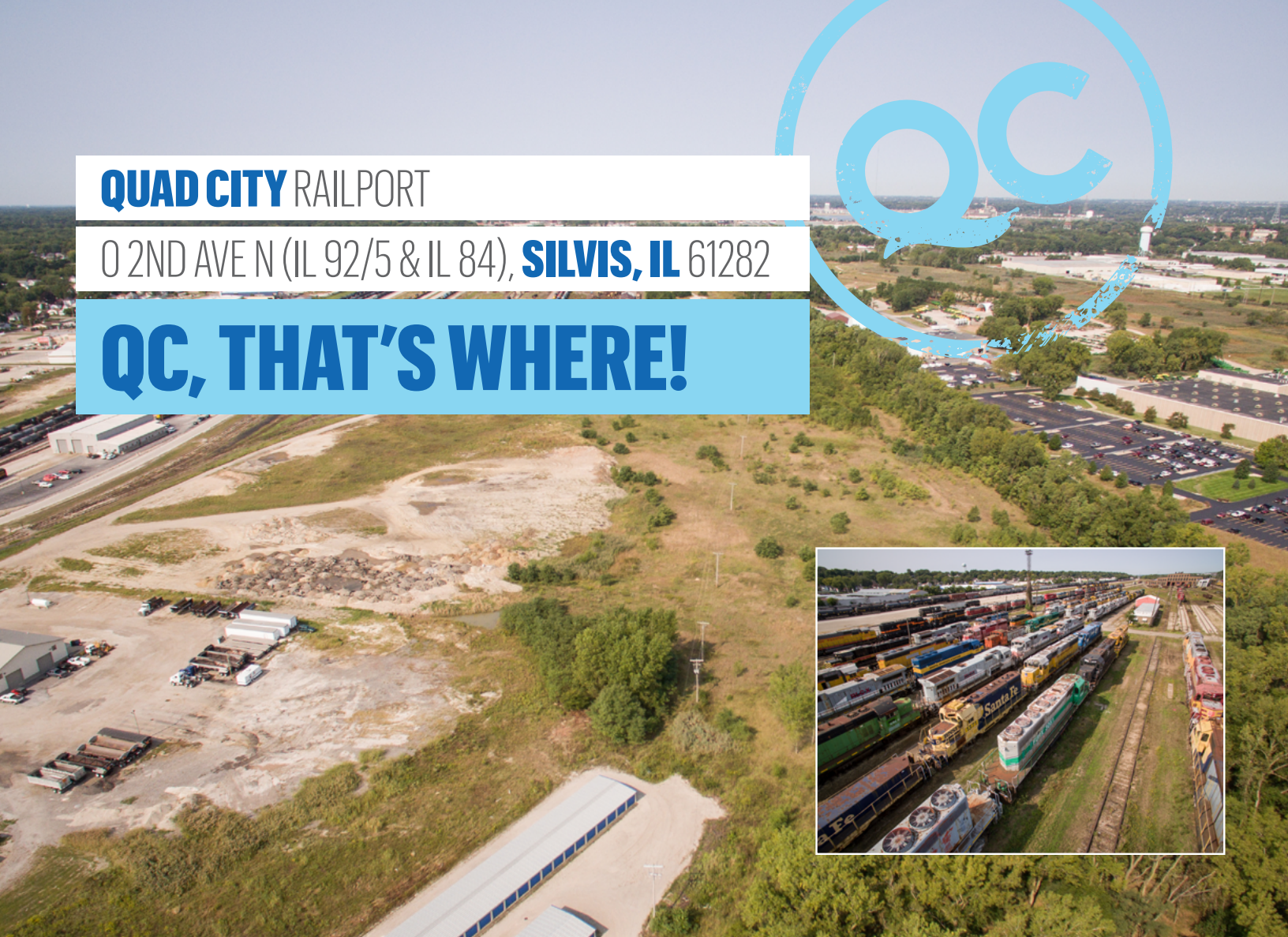


QUAD CITY RAILPORT

0 2ND AVE N (IL 92/5 & IL 84), **SILVIS, IL** 61282

QC, THAT'S WHERE!



This site is located west of IL Route 5 & 92 in Silvis near an established industrial area, adjacent to a John Deere manufacturing plant and railroad yard with quick access to I-88, I-74 and I-88. This site is located in a TIF district and Enterprise Zone to potentially assist with projects.

QUAD CITY RAILPORT

Address: 0 2nd Ave N (IL 92/5 & IL 84)

City: Silvis

County: Rock Island

State: IL

Zip Code: 61282

Acres: 48.59

Sale Price: \$30,000/Acre

Ownership: Morton Drive Partners LLC

SITE FEATURES

Zoning: I-2, Heavy Industrial

Topography: Level/Gently rolling

In Floodplain: No

Within City Limits: Yes

Divisible: Yes

Historical Use: Undeveloped

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

Distance to 4-lane Hwy: .5 miles

Nearest Interstate: Interstates 80 & 88

Distance to Interstate: 5.2 miles

Visibility from Highway/Interstate: Yes

Nearest Commercial Airport: Quad Cities International Airport (MLI)

Distance to Commercial Airport: 10.2 miles

Rail Served: Yes

Rail Providers: Canadian Pacific / Iowa Interstate Railroad



ELECTRIC SERVICE

Supplier: MidAmerican Energy

Distribution Voltage: 13kV, three-phase overhead primary running through middle of site and along IL 5 & 92

Distance to Substation: .5 mile



NATURAL GAS

Supplier: MidAmerican Energy

Size of Line: 4" and 6"

Pressure: 60psi mains adjacent to site at County Rd 52 and IL 5 & 92



WATER

Supplier: City of Silvis, IL

Size of Line: 10"



WASTEWATER

Supplier: City of Silvis, IL

Size of Line: 10"



TELECOMMUNICATIONS

Supplier: Mediacom, Geneseo Telephone, AT&T. Metronet will be coming soon

Services Available: High Speed Internet, Landline Access



FOR MORE INFORMATION, CONTACT:

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