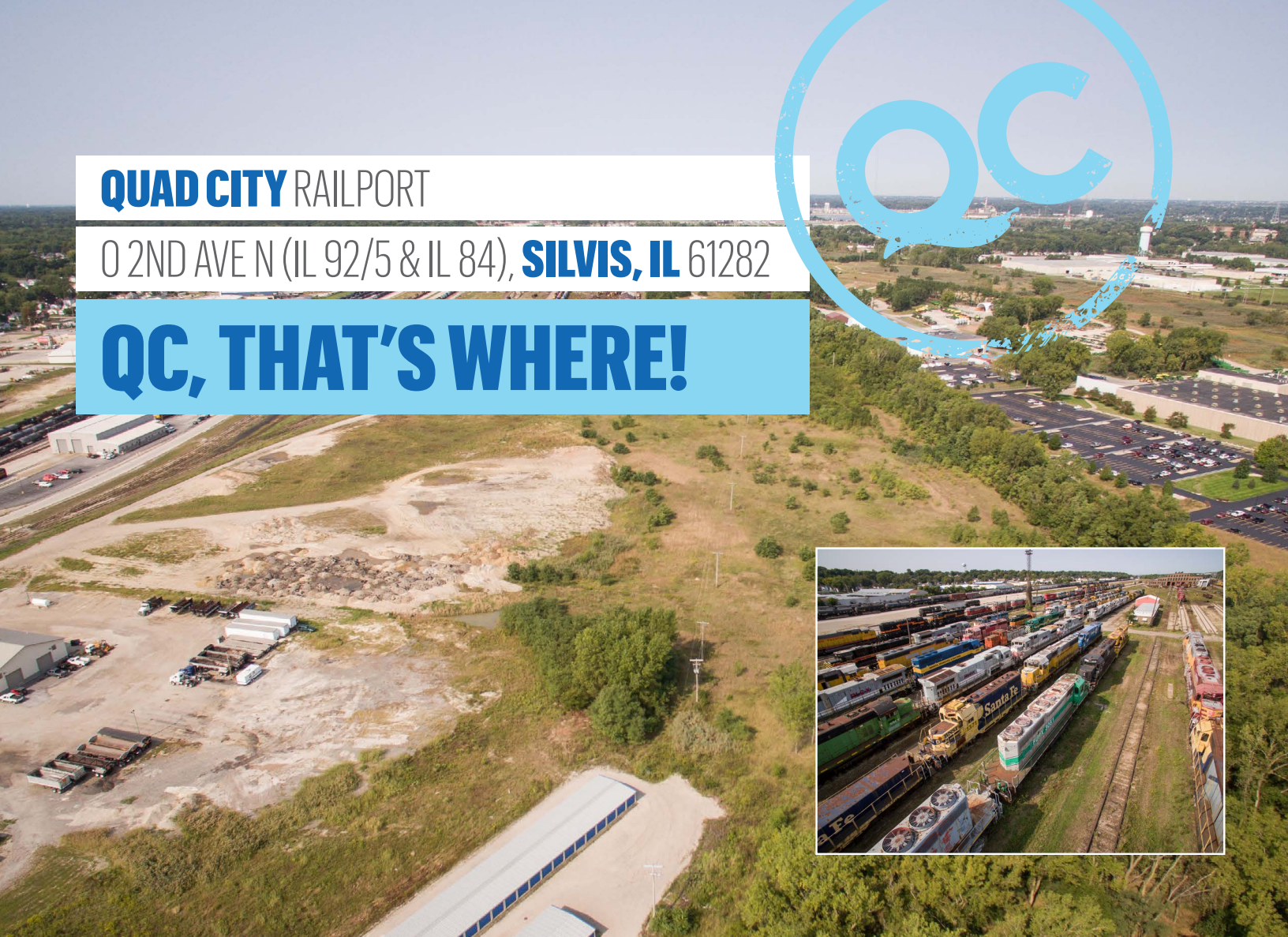


# QUAD CITY RAILPORT

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-80 and I-74. 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:** 43

**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:** Triangular

### 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:** Iowa Interstate Railroad/BNSF



### 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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