

LOGISTICS PARK GALESBURG

Galesburg, IL



Diagrammatic overlay on aerial map

LPG



GREDA

*Galesburg Regional
Economic Development Association*

Contact: Greg Mangieri
309-343-1194

Email: gmangieri@galesburg.org



Logistics Park Galesburg

Galesburg, IL



SITE SIZE
350 acres

POTENTIAL BUILDING SPACE
Over 7.5 million square feet

TARGETED CUSTOMER USE
Logistic Providers/Support
Big Box Retailers/Distributors
Transload Warehouse and
Distribution Companies

TARGETED INDUSTRIES

- Heavy Rail-Users
- Steel manufacturing
 - Plastics
- Building products and materials
- Automotive manufacturing & Support
- Agricultural product processing
- Heavy equipment manufacturing
 - Food products processing
 - Shipping and Distribution

GALESBURG'S MARKET POSITION

Galesburg is located between the top four U.S. Logistics Clusters (New York, Los Angeles, Chicago and Atlanta). The city is on the rail system of two of the top four logistics clusters and within 180 miles of the Chicago cluster. Galesburg is home to the second largest classification yard in the Burlington Northern Santa Fe Railroad (BNSF) network. Galesburg offers the potential to reduce delay time for container movements through Chicago. Over 80 percent of the United States population is within 24 hour drive time for short haul trucking.

TRANSPORTATION AND LOGISTICS

- Rail/Container/Port Connection
- 1.5 billion cubic feet of rail freight passes through Galesburg annually
- Galesburg is accessible by rail to Los Angeles, Long Beach, Seattle and Tacoma, Galveston, Houston, and New Orleans Ports
 - These ports represent over 45% of all freight entering the U.S.
 - Overall, BNSF has access to 55.6% of all freight entering the U.S.
- Chicago is considered the gateway for freight movements between eastern and western U.S.

LOGISTICS PARK GALESBURG OFFERS

- Seamless transportation of goods
- Smooth transition rail to truck
- Efficient transfer of goods, ship, rail or truck
- Single location for receiving, unloading, sub-assembly, transferring goods, storing and distributing cargo

Knox County Demographics

Galesburg is located in Knox County, IL in West Central Illinois approximately three hours from Chicago and St. Louis and about one hour east of the Mississippi River. Great schools and a low cost of living create a skilled and cost-effective work force that is immediately available in this transportation hub. The area is served by Interstate 74 and two U.S. Highways. The Galesburg Municipal Airport is serviced by Jet Air Inc. a Fixed Base Operator (FBO). The 5,793 feet long runway accommodates large jets, such as 727 and DC-9. BNSF Rail mainlines carry 150-200 trains through Galesburg per day in seven directions. Over three million square feet of available industrial property and 350 acres of rail and interstate served land are ready to provide transportation to the 35 million people living within 300 miles of Galesburg. The Galesburg area is a great location for transportation companies and their suppliers, assembly and distribution, renewable energy production, commercial and industrial services and much more.

The Galesburg MSA (Metropolitan Statistical Area) includes ten Illinois counties within a 50 mile radius of Galesburg including the Knox, Fulton, Henderson, McDonough, Mercer, Henry, Peoria and Stark and Des Moines, Rock Island and Scott County in Iowa.

Location Details

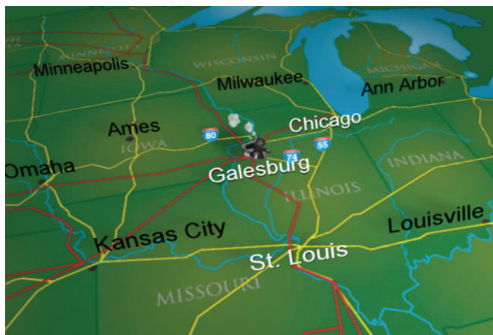
Land Area	17.1 square miles
Density	2,000 persons per square mile
Persons Per Household	2.5
Latitude	40°57'8" N
Longitude	90°22'7" W

Galesburg is located in the center of the Midwest Region in close proximity to the following cities:

Peoria	47 miles	Indianapolis	258 miles
Quad Cities	50 miles	Kansas City	323 miles
Chicago	198 miles	Cincinnati	364 miles
Des Moines	207 miles	Nashville	459 miles
St. Louis	215 miles	Memphis	466 miles

Galesburg is located in West Central Illinois within easy access to four interstates:

I-74 - 1.5 miles (north-west)	I-155 - 55 miles (south-east)
I-80 - 30 miles (east-west)	I-88 - 44 miles (north-east)



Population Characteristics

Population Trends

Location	2000 est.	2005 est.	2006 est.
Galesburg	33,706	34,851	34,861
Knox County	54,043	54,081	54,098
Galesburg MSA	887,013	891,286	891,340

Source U.S. Census

Employment Trends

KNOX COUNTY

Year	Labor Force	Employed	Unemployed	Rate
2006	25,703	24,315	1,387	5.4
2005	25,682	23,773	1,909	7.4
2004	25,918	23,879	2,039	7.9
2003	26,069	24,042	2,027	7.8
2002	26,703	24,769	1,934	7.2
2001	27,269	26,696	1,573	5.8
2000	27,985	26,621	1,364	4.9

GALESBURG

Year	Labor Force	Employed	Unemployed	Rate
2006	14,735	13,897	838	5.7
2005	14,681	13,587	1,094	7.5
2004	14,886	13,675	1,211	8.1
2003	14,978	13,791	1,187	7.9
2002	15,365	14,237	1,128	7.3
2001	15,667	14,752	981	5.8
2000	16,119	15,313	806	5.0

Source: Illinois Department of Employment Security
Local Area Unemployment Statistics (LAUS)

Employment by Industry

Industry	Percent
Non-Agricultural & Salary Workers	38.9
Services	21.8
Manufacturing	12.4
Retail Trade	12.6
Government	2.4
Transportation, Warehousing, Utilities	5.0
Wholesale Trade	1.7
Construction & Mining	1.8
Finance, Insurance, Real Estate	1.6
Information	1.8

Source U.S. Census Bureau /ESRI

LOGISTICS PARK GALESBURG



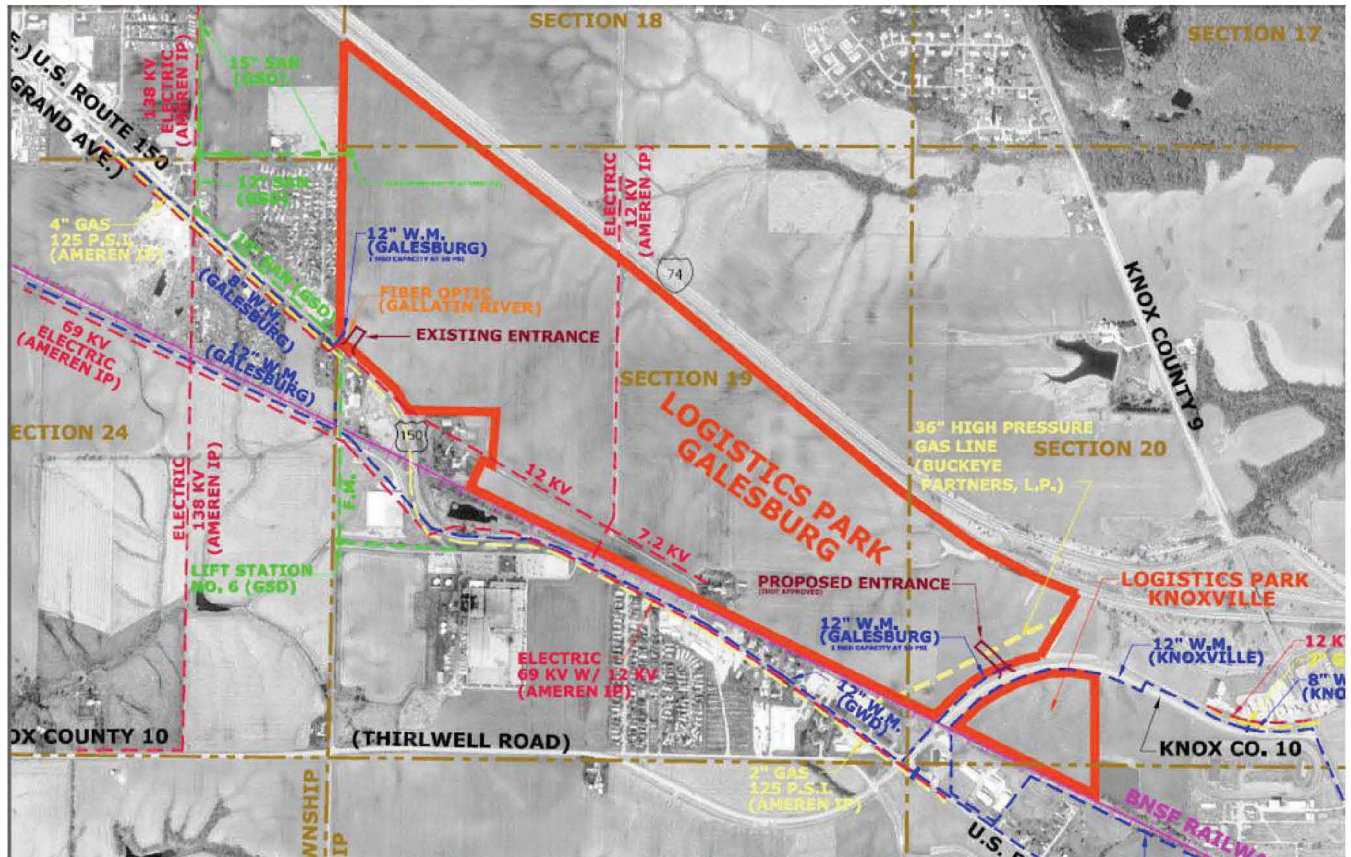
Galesburg is a centrally located freight logistics center integrating direct rail, truck, transload services with an adjacent distribution and warehousing facility.

The property is located adjacent to U.S. Route 150 and just 1.5 miles from Interstate 74. LPG is zoned heavy industrial M2. Specifications on the property are available through GREDA and City of Galesburg staff.

Contact: Greg Mangieri
President
309-343-1194
Email: gmangieri@galesburg.org

Dick Johnson
V.P. of Operations
309-343-1194
Email: djohnson@galesburg.org

LOGISTICS PARK GALESBURG INFRASTRUCTURE MAP - EXISTING UTILITIES



City of Galesburg, IL
309-345-3680

Prepared by Bruner, Cooper, & Zuck, Inc.—Professional Civil Engineering Firm—Revised 06/07/2007

GREDA
309-343-1994

LOGISTICS PARK GALESBURG

Acres Available:	350 acres	Zoning:	Heavy Industrial M2 FTZ-114 Subzone Application in Process
Distance to Interstate:	Adjacent to I-74	Current Use:	Industrial & Agriculture
Distance to Highway:	Adjacent to IL. Rt. 150	Surrounding Land Uses:	Industrial or Agriculture
Ownership:	Private/Public Partnership	Topography:	Flat – Gently Rolling
Price:	\$18,900 to \$29,500 per acre	Utilities & Environmental:	See Detail Site Specifications

Logistics Park Galesburg

Galesburg, IL



BUSINESS PARK SITE SPECIFICATIONS	
ADDRESS	US Rt. 150 & County Road 10 Galesburg, IL 61401 (Adjacent to I-74 and US Rt 150)
PRICE	<i>\$18,900 to \$29,500 per acre</i> Owned by Public/Private partnership
LAND SIZE SITE DIMENSION	350 acres with adjacent land available 6,874 x 1,875'
TRANSPORTATION	
Interstate	Adjacent to I-74
Highway	Adjacent to US Route 150
Airport	Galesburg Municipal Airport is 10 Minutes from Site Quad City International Airport is 35 minutes from Site Peoria International Airport is 45 Minutes from Site
Rail	Burlington Northern Santa Fe Railway is Adjacent to Site
UTILITIES	
Gas	Ameren IP is the provider 2" steel, 50 psi and 4" steel, 125 psi lines Located along the south side of US Rt. 150
Electrical	Ameren IP is the provider 12 & 69 KV lines Distribution and sub-transmission lines The 12 KV line is on-site, the 69 KV line is adjacent to the south
Water/Sewer	City of Galesburg is the provider Water service capacity 4 mg per day Waste Water Capacity 3.5 mg per day
Telecommunications	Century Tel is the provider Serves as the Incumbent Local Exchange Carrier
ENVIRONMENTAL	Received clearance from IL Historical Preservation Agency Wetland Determination Report, US Army Corp of Engineers, Il Dept of Natural Resources and IL Dept. of Transportation