

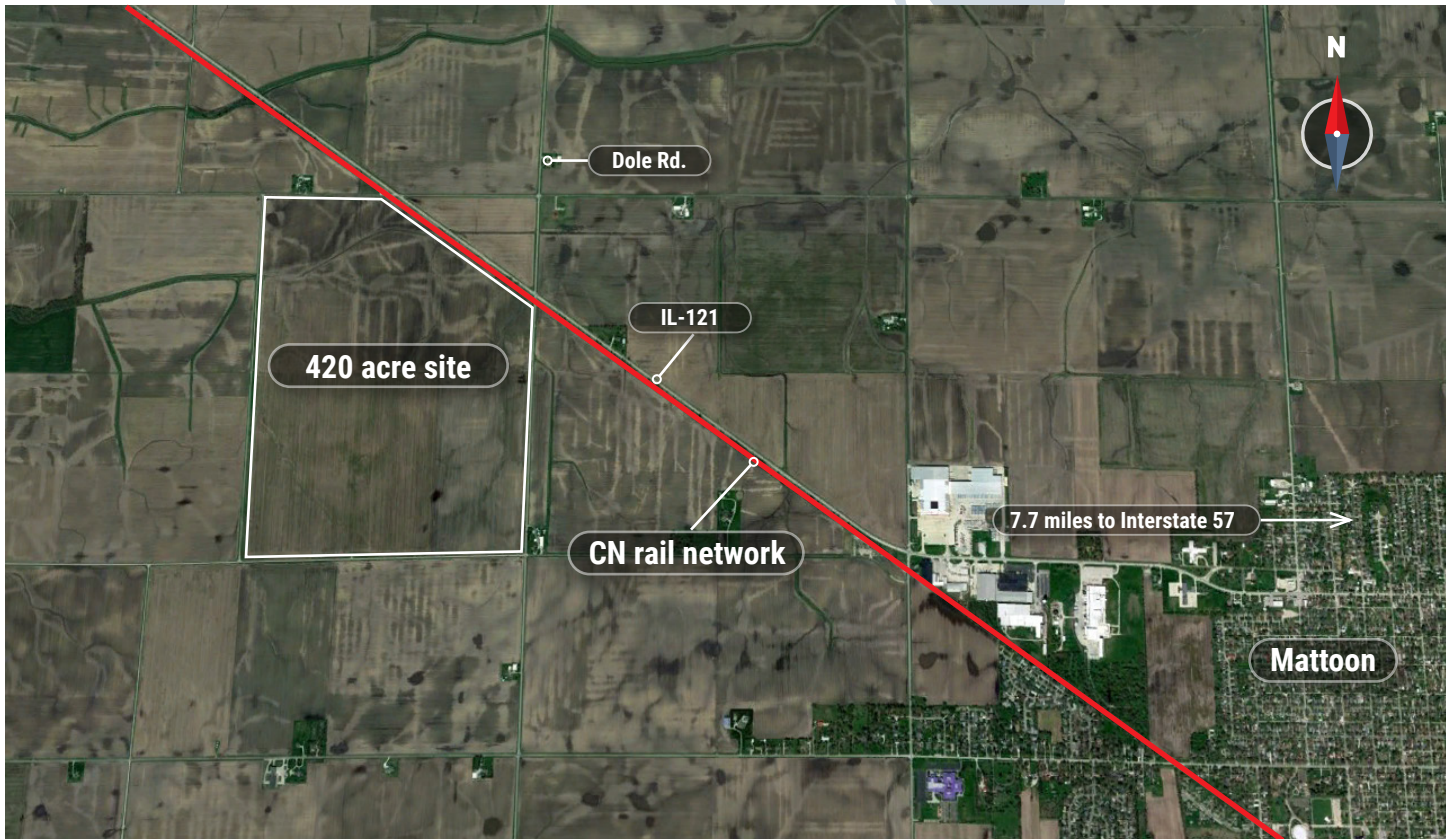


Mattoon Prairie Industrial Park

Mattoon | Coles County | Illinois

Property Information:

- Site Name** Mattoon Prairie Industrial Park
- Location** Dole Rd. and IL-121, Mattoon
- Latitude** 39° 30' 12" N
- Longitude** 88° 26' 20" W
- Ownership** Publicly owned and controlled
- Site Size** 420 acres divisible into 20 acre sites
- Rail Frontage** 2,900 feet



Contact: **Scott Anderson**
scott.anderson@cn.ca



Certification review by Austin Consulting is certified accurate as of July 2020

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This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, Austin Consulting, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk



CN Rail Connectivity:

Subdivision: Peoria subdivision milepost 115.5

Frontage: CN approved 2,900 ft. direct access

Operations: Ideal for hook and haul service



Specific Property Information

Zoning classification: Currently zoned agriculture; in the comprehensive plan as heavy industrial; located within enterprise zone

Electric: Ameren Illinois

Natural Gas: Ameren Illinois

Water: City of Mattoon

Wastewater: City of Mattoon

Telecommunications: Consolidated Communications fiber optics, digital video and high-speed broadband

Highways: Interstate 57 (7.7 mi. to the east)



Looking north across the northern half of site



Looking north from site's south boundary



Regulatory Assessments:

Professional site due diligence has been completed



Suggested Fit for Use:

Nearly flat site suitable for manufacturing and carbon sequestration



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