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
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)

**Regulatory Assessments:**

Professional site due diligence has been completed

**Suggested Fit for Use:**

Nearly flat site suitable for manufacturing and carbon sequestration

Looking north from site's south boundary

Looking north across the northern half of site