



# 415 Dilinger Rd.

Carbondale | Jackson | Illinois

## Property Information:

- Site Name** ..... 415 Dilinger Rd. Carbondale
- Location** ..... 415 Dilinger Rd. Carbondale
- Latitude** ..... 37° 45' 37" N
- Longitude** ..... 89° 12' 38" W
- Ownership** ..... Aloha Farms, LLC
- Site Size** ..... 101 acres (64 acres developable)
- Rail Frontage** ..... 0.4 miles to CN mainline



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**This location has been designated a CN Certified Rail Ready Site.** Through our 3rd party partner, Krech Ojard & Associates 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:

CN's mainline, Centralia subdivision, is just 0.4 miles from the site.

## Specific Property Information

**Zoning classification:** General Industry

**Electric:** Egyptian Electric Coop (Southern IL Power Coop)

**Natural Gas:** Ameren Illinois

**Water:** City of Carbondale

**Highways:** US-51 (0.4 mi.) and Interstate 57 (17.5 mi.)

## Regulatory Assessments:

Professional site assessment work has been advanced

## Suggested Fit for Use:

Warehousing, production and assembly plants



CN mainline at Dilinger Rd.



Towards site from Dillinger Rd and McRoy Dr.



View of site from Marion St.