

0 TOWPATH RD  
UTICA IL, 61373

**JUST  
LISTED**

**68.67  
ACRES**

A rare opportunity to acquire 68.67 acres of industrial-zoned land in the fast-growing LaSalle County logistics corridor. This connected, contiguous tract offers frontage along Towpath Road, adjacency to an active CSX rail line, and close proximity to Interstate 80 and Interstate 39. With utilities located nearby and strong industrial expansion in the region, this property is ideal for manufacturing, warehousing, distribution, energy projects, or long-term investment.

#### LOCATION HIGHLIGHTS

- Minutes to I-80 & I-39
- Positioned within a major logistics & transportation hub
- Adjacent to CSX rail line (active mainline)
- Surrounded by growing industrial and commercial development
- Residential neighborhoods within 0.5 miles
- Easy access to LaSalle, Peru, Ottawa, and Utica

#### SITE HIGHLIGHTS

- Total Size: 68.67 acres (two connected parcels)
- Zoning: Industrial
- Access: Towpath Road
- Utilities: Nearby (water, sewer, electric, natural gas)
- Topography: Mostly open ground with canal frontage
- Rail: Active CSX line along northern boundary
- Ideal Uses: Industrial, logistics, manufacturing, data center, storage, investment hold

#### KEY ADVANTAGES

- Large, contiguous industrial tract
- Rail adjacency increases development potential
- Strong visibility & logistical access
- Easy utility extension due to surrounding service areas
- Excellent candidate for long-term industrial development



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