

ELP⁵⁵

ELION LOGISTICS PARK
WILMINGTON, IL



ELION
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ELP 55

ELION LOGISTICS PARK

ELP 55 boasts state-of-the-art facilities and cutting-edge amenities tailored to meet the diverse needs of wide-reaching, modern businesses and their employees. Join industry-leading brands and changemakers including Amazon, Post Brands, Michelin Tires, Wolf Products, Lineage, and more, who have chosen ELP 55 as their home.



Elion Logistics Park 55 (ELP 55) stands as a beacon of logistics innovation in the heart of Illinois, driving connectivity and economic growth in the region and beyond.



**30M+ SF Master
Planned Development
Over 2,500 Acres**



**Over 962 Acres
Available for BTS
Development**



Wilmington, IL

ELP 55 AND REGIONAL HIGHLIGHTS



MASTER-PLANNED DEVELOPMENT

ELP 55 merges more than 30M SF of industrial and commercial space across 2,500 acres.



COMPREHENSIVE CONNECTIVITY

With direct access to BNSF's Mainline, ELP 55 has connectivity from the Port of Los Angeles and Long Beach to Chicago.



ECONOMIC POWERHOUSE

ELP 55's status as a designated Enterprise Zone and \$140M developer-controlled TIF sponsored by the City of Wilmington create economic incentives and breaks for tenants.



INTERMODAL INNOVATION

ELP 55's strategic location provides unrivaled connectivity to major transportation arteries, including 2.5 miles of frontage along I-55 and 2 miles of frontage along the BNSF Mainline.



THE INLAND PORT (BNSF AND UP)

Make Will County Second in the Nation in Container Volume



SUSTAINABILITY FORWARD

With eco-friendly design principles integrated into every aspect of its development, ELP 55 sets the standard for green industrial spaces, minimizing carbon footprint and reducing pollution, while maximizing resource efficiency.

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AMENITIES


WITH THOUGHTFUL PLACEMAKING AT THE CORNERSTONE OF ELP 55, STATE-OF-THE-ART AMENITIES WILL ALLOW THE PARK TO ATTRACT AND RETAIN INDUSTRY-LEADING TENANTS. CURRENT AND PLANNED AMENITIES INCLUDE:

- | | |
|--|--|
|  Full-service travel plaza operated by TA/Petro |  Movie/TV rooms and video games |
|  Diesel/gasoline fuel |  Laundry |
|  Truck maintenance and repair |  CAT scales |
|  Full service and fast food restaurants |  Healthcare |
|  A large convenience store |  Fitness |
|  Car/truck parking, including 229 parking stalls |  24-hour police and fire |
|  Showers |  Pedestrian paths and outdoor seating |
|  Business services (ATM, Fax, WiFi, and more) |  On-site helipad |




THE LOGISTICS ARTERY FOR I-55 & I-80

BNSF CONTAINER VOLUME

- | | | | |
|---|-------------------------------------|--------------------------------------|------------------------------|
|  | 6K
wheeled parking stalls | 9K
on-site stacking spaces | 39
overload cranes |
|---|-------------------------------------|--------------------------------------|------------------------------|

UP INTERMODAL CONTAINER VOLUME

- | | |
|---|---|
|  | 500K
cargo-ship-sized containers and over-the-road trailers: Joliet Intermodal Terminal (JIT) on the Union Pacific Railroad |
|---|---|

Spanning **2,500 acres** of rail-served real estate, **ELP 55's 2.5 miles** of frontage along Interstate 55 and 2 miles of frontage on the BNSF Mainline provide nationwide connectivity from the Port of Los Angeles and Long Beach to Chicago.



UNPARALLELED LABOR REACH

ECONOMIC ADVANTAGES AT ELP 55

TIF INCENTIVES AVAILABLE TO OCCUPIERS:

- » Developer / Owner flexibility to offer TIF Incentives to occupiers through Real Estate Tax rebates.

ENTERPRISE ZONE

The Illinois Department of Commerce and Economic Opportunity expanded the boundaries of the Joliet Arsenal Enterprise Zone to include ELP 55. The Illinois Enterprise Zone Program stimulates economic growth and neighborhood revitalization. This is accomplished through state and local tax incentives, regulatory relief and improved governmental services. Details of the benefits, which may be available to Tenants, include:

- » **SALES TAX EXEMPTION** 100% exemption on sales tax for building materials, including any material considered “stuck” to the building; items may be purchased anywhere in Illinois, not just within the sponsored area.
- » **INVESTMENT TAX CREDIT** 0.5% credit against the state income tax for investments in qualified property.
- » **EZ MACHINERY AND EQUIPMENT SALES TAX EXEMPTION** Exemption on the state sales tax on all tangible property that is consumed within the enterprise zone for manufacturing purposes.
- » **UTILITY TAX EXEMPTION** 5% state tax exemption on gas, electricity, and the Illinois Commerce Commission 0.1% administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications; local government exemptions on gas, electricity, and water may exist as well.

ECONOMY



704K

Population (2024)



17K

(2.4%) Projected population growth in next 5 years



287K

Total Regional Employment



24K

Projected job growth in next 5 years



6.3%

Job growth from 2018 to 2023, outpacing the national growth rate by 2.4%

 \$17.95 <i>Avg Hourly Earnings</i>	WAREHOUSE WORKERS	30 MIN	60 MIN
	2023 RESIDENT WORKERS	14,101	130,104
	PAST 5-YEAR GROWTH	25%	11%
	2023 NET COMMUTERS	2,943	15,911
 \$19.92 <i>Avg Hourly Earnings</i>	FORKLIFT DRIVERS	30 MIN	60 MIN
	2023 RESIDENT WORKERS	1,314	10,340
	PAST 5-YEAR GROWTH	20%	9%
	2023 NET COMMUTERS	665	1,298
 \$19.90 <i>Avg Hourly Earnings</i>	MANUFACTURERS + FABRICATORS	30 MIN	60 MIN
	2023 RESIDENT WORKERS	2,231	26,790
	PAST 5-YEAR GROWTH	15%	10%
	2023 NET COMMUTERS	-769	-356

 **BNSF IMDL LOGISTICS PARK CHICAGO | 11 MILES**

 **UP IMDL GLOBAL IV | 13 MILES**

 **CHICAGO O'HARE INT'L AIRPORT | 55 MILES**



**ESTIMATE OF GREATER CHICAGO
REGION TEU EQUIVALENTS**

7.4M

Lifts

2.2 TEUs

Per container

16.5

TEUs

CONNECTING
PRODUCTS TO
CONSUMERS





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