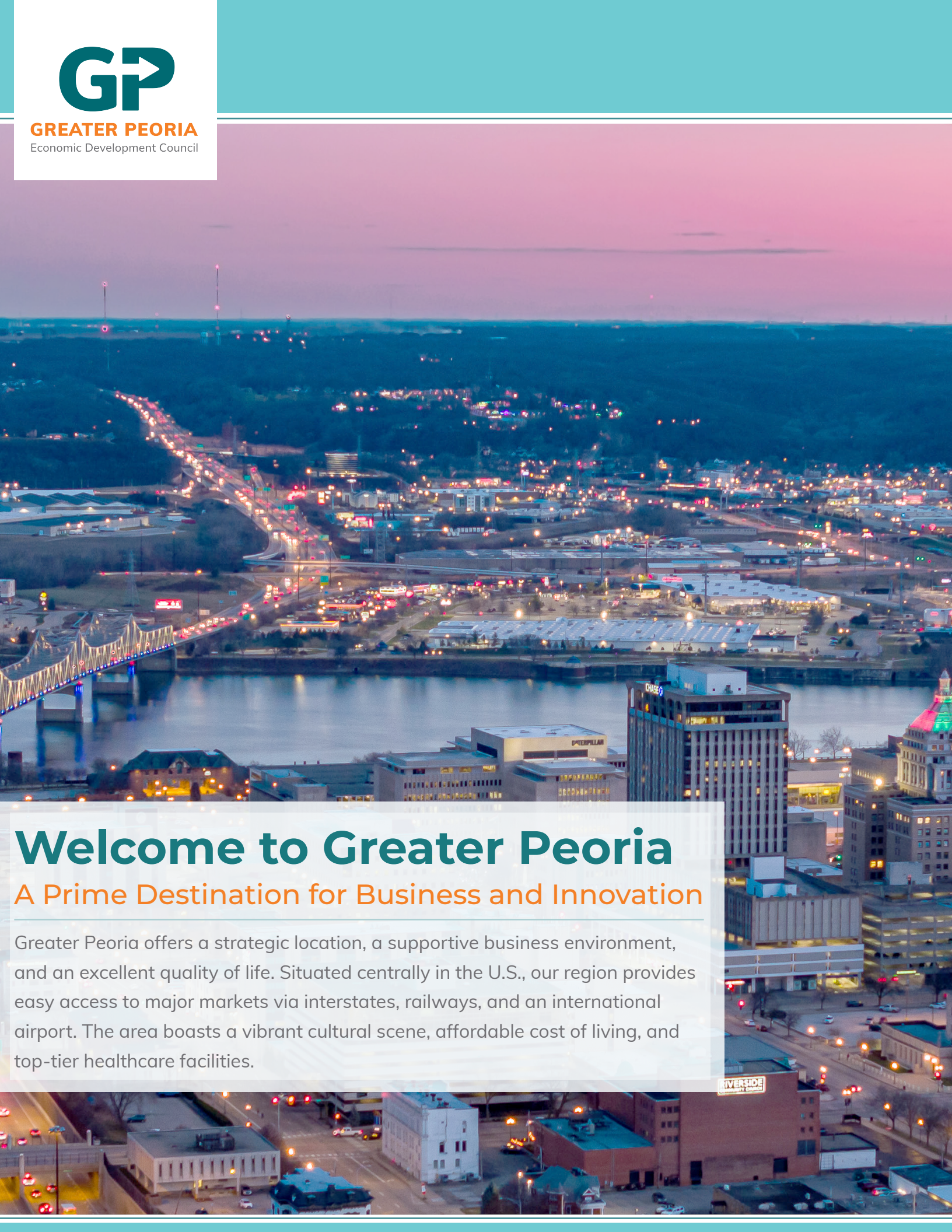




GREATER PEORIA
Economic Development Council

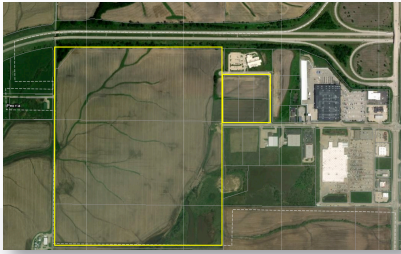


Welcome to Greater Peoria

A Prime Destination for Business and Innovation

Greater Peoria offers a strategic location, a supportive business environment, and an excellent quality of life. Situated centrally in the U.S., our region provides easy access to major markets via interstates, railways, and an international airport. The area boasts a vibrant cultural scene, affordable cost of living, and top-tier healthcare facilities.

Our Land Properties



Medina Plains (Peoria)

3001 W Grand Parkway.

Location: City of Peoria

Size: 254 acres

Features: TIF district support for development, rail service, adjacent to I-474/IL-6

Infrastructure: Ready for light-medium industrial use with essential utilities and transportation access

Ideal for: AgTech, Indoor Farming & Food Processing, Light Manufacturing, Logistics



Riverway Industrial Park (Pekin)

400 Hanna Drive

Location: Pekin, IL

Size: 158 acres in 3 different parcels (shovel-ready)

Features: 0.5 miles from the Illinois River Industrial zoning

Infrastructure: All utilities available, rail spur access, and proximity to I-155 and I-474

Ideal for: Manufacturing, warehousing, and distribution



Havana Industrial Park (Havana)

943 E Laurel Avenue

Location: Havana, IL

Size: 48 acres

Features: Flexible lot sizes, municipally owned TIF district support

Infrastructure: Comprehensive utility services, rail access, and highway proximity

Ideal for: Manufacturing, warehousing, and logistics



Kruse Property (Morton)

241 South Detroit Ave

Location: Morton, IL

Size: 90 acres

Features: Strategically situated for easy access to highways, shovel-ready

Infrastructure: Comprehensive utility services

Ideal for: Manufacturing and distribution

Property Search & Analysis



Interactive Map:

Our interactive map tool allows you to explore available properties with ease.



Consultation Services:

Receive expert assistance in site selection and economic analysis.



Contact Information:

Our team offers personalized support for businesses looking to relocate or expand.

Our Building Properties



One Tech Plaza (Peoria)
211 Fulton Street

Location: Peoria, IL

Size: 22,441 sq. ft.

Features: 7-story CBD premier office/retail building with on-site management. Newly remodeled lobby & common areas. Manned information/security desk in the lobby area. Attached parking deck with direct access to all office floors. Excellent access to I-74

Ideal for: Professional services, corporate headquarters, mixed-use development



8201 N University (Peoria)

Location: Peoria, IL

Size: 54,219 SF up to 257,336 SF warehouse space available

Features: Divisible space, 22'-24' foot ceilings, 16 private dock doors, 1 shared dock, 4 overhead drive-in doors, 3 phase / 2,000 Amps, fully sprinkled, concrete floors (8'-10' inch thickness), cranes, 1.5 miles from I-474/

Ideal for: Assembly and light industrial, warehouse, and tech startups



2022 W Townline (Peoria)

Location: Peoria, IL

Size: 56,000 sq. ft.

Features: High ceilings (28'), loading docks, existing facilities, three loading docks, and two drive-in doors

Ideal for: Warehousing, distribution, and light manufacturing



2000 E Washington Street (East Peoria)

Location: East Peoria, IL

Size: 41,942 sq. ft. on a 4.1-acre lot

Features: 226 surface parking spaces, rail access, mixed-use property, flexible spaces to accommodate various businesses

Ideal for: Corporate headquarters, manufacturing, & logistics

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Contact Information:

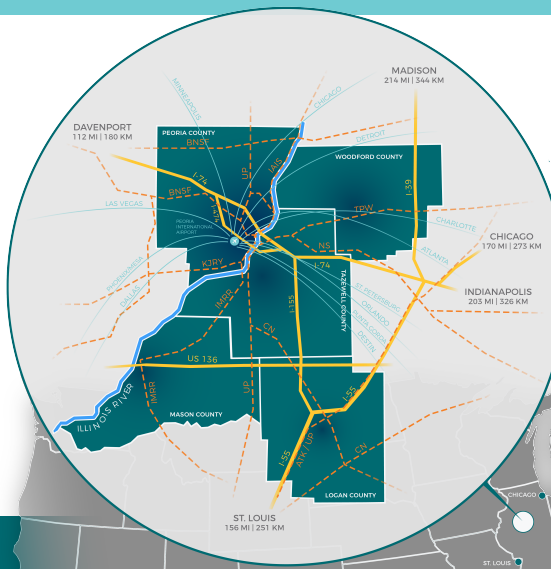
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GREATER PEORIA GREATER POSSIBILITIES



GREATER PEORIA
Economic Development Council

- Global connections
- Available workforce
- Affordable wages
- Low cost of living
- Low cost of doing business
- Hands-on support
- Committed partners



ROAD
RIVER
RAIL
AIR

IN THE MIDDLE OF EVERYWHERE

- Central location
- Within a day's drive of half the population

WHY GREATER PEORIA... 10 REASONS

| | | | |
|--|--|--|--|
| <p>1</p> <p>INTERMODAL HUB</p> <ul style="list-style-type: none"> • Peoria barge terminal navigable year-round • 5 Class 1 and 6 Shortline railroads • Peoria International Airport • 3 major interstate high ways | <p>2</p> <p>BUSINESS INVESTMENTS</p> <ul style="list-style-type: none"> • Annual R&D \$1 Billion • 2023 Exports \$33.7 Billion • OSF Healthcare \$400M+ Facility Investment in the last 5 years | <p>3</p> <p>BUSINESS-FRIENDLY</p> <ul style="list-style-type: none"> • Forbes: Top 10 Places to Start • Site Selector Magazine: #1 State in Workforce Development in the Midwest | <p>4</p> <p>LOW COST OF LIVING</p> <ul style="list-style-type: none"> • 37.9% Lower than Chicago • 62.5% Lower than Ashburn • 12.6% Lower than Durham • 31.5% Lower than Frisco • 2.5% Lower than Indianapolis • 10.5% Lower than Milwaukee |
| <p>5</p> <p>AFFORDABLE REAL ESTATE</p> <p>100,000-square-foot warehouse space</p> <ul style="list-style-type: none"> • Dallas: \$11.4 Million • Peoria: \$5 Million • Difference: \$6.4 Million 56% Lower! | <p>6</p> <p>AVAILABLE REAL ESTATE</p> <ul style="list-style-type: none"> • Office • Warehouse • Manufacturing • Retail • Shovel-Ready Industrial Parks | <p>7</p> <p>AVAILABLE SKILLED WORKFORCE</p> <ul style="list-style-type: none"> • 184,995 Workers • 93%+ High School Graduates • 30% Bachelor's Degree (or Higher) | <p>8</p> <p>COMMUTE</p> <p>Less Time in Traffic = Greater Employee Productivity</p> <p>Average Commute in Peoria MSA 32% less than Dallas MSA</p> <ul style="list-style-type: none"> • 32% less than Atlanta MSA • 21% less than Charlotte MSA • 19% less than Chicago MSA • 18% less than Indianapolis MSA |
| <p>9</p> <p>WAGES LOWER THAN NATIONAL AVERAGES</p> <ul style="list-style-type: none"> • Logistics: 4.2% lower • Plastic/Rubber: 17.9% Higher • Chemicals: 2.5% lower | <p>10</p> <p>LOWER MANUFACTURING WAGES</p> <ul style="list-style-type: none"> • Nationwide \$25/Hour • Peoria \$23/Hour • Indianapolis \$25/Hour • Chicago \$26/Hour • Greenville \$26/Hour • Huntsville \$27/Hour | <p>There Are Greater Possibilities For Your Business — In Greater Peoria</p> <p>We're Here To Help</p> <p>Chris Setti CEO 309.472.6291 csetti@greaterpeoriaedc.org</p>  <p>Scan to Connect</p> | |