



America's Center Industrial Park

"A Forerunner in Sustainable Development"

• Alton, Illinois •

EXCLUSIVE PARK BENEFITS

❖ Reasonable Lease Rates

- *Competitive In Relation to Industrial Land Surrounding Saint Louis and Metro Regions.*

❖ Streamlined Access to Governmental Incentives

- *TIF District*
- *Enterprise Zone*
- *SWIDA Bonds (Southwestern Illinois Development Authority)*

❖ Synergy Potential with Neighboring Tenants

- *On-site Feedstock and Off-take*

❖ Shared Growth

- *Increased Recognition to Expedite Business Growth*

❖ Close Proximity to St. Louis (Approximately 15 Minutes)

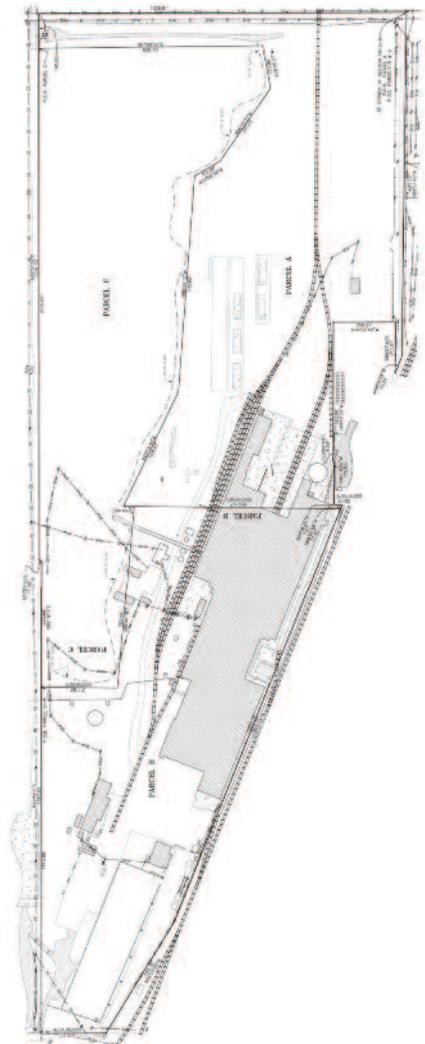
- *Near Major Markets – Away from Residential Areas*

❖ Access to all Major Utilities, Rail and Roadways

- *2 Class-A Railroads (Union Pacific and Norfolk Southern)*
- *Major Interstate Highways (I-70, I-64 and I-55)*
- *Water (Transportation and Process)*
- *Simplified Production and Distribution*

❖ Additional Positive Attributes

- *All Utilities and Industrial Infrastructure Available*
- *Global Reach via Mississippi River*
- *Market Access Nationwide due to Positioning in Midwest*
- *Neighbors Conoco Phillips Refinery (Approximately 5 Miles)*
- *Destination for Shovel-ready 59mmgpy Ethanol Facility by SWI Energy*
- *235 Acres of Industrial Land Prepared for Redevelopment*



For more information please contact:

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