

## FEATURE STORY: BUSINESS / INDUSTRIAL PARKS

### JEFFERSON COUNTY, IL: BEING IN THE RIGHT SPOT

The City of Mt. Vernon, IL, is located at the intersection of I 64 and I 57 a one-hour drive east of St. Louis and at the midpoint between Chicago and Memphis. The Jefferson County Development Corporation is the administrator of the park.

In the competitive world of site selection and with existing large buildings unavailable, having an industrial park "prepared" for building was a priority for the City of Mount Vernon. This will shorten the time it takes to begin construction by speeding up the planning process. With the help of an EDA grant, the city purchased approximately 100 acres of land and improved the site with all utilities to the road. All due diligence has been done, and three sites have been identified for this Logistics Park. The park is sited three-tenths of a mile from a state highway and one mile from the interstate.

Nestled in the heart of southern Illinois, Mt. Vernon is home to one of Continental's largest tire plants. Built as General Tire in 1973, then acquired by Continental in 1987, the plant manufactured its first tire in February 1974. What once started out as a 32-acre under roof facility with 47 employees has now grown into more than 100 acres with 3,500 employees and over \$1 billion investment. Attracting employees from a 65-mile radius, Continental Tire-Mt. Vernon is the largest employer south of Peoria, IL. The plant produces passenger and light truck tires, truck tires and pre-cure tread.

In 1990, Walgreens Co. built a 362,000-square-foot distribution center on 51 acres and employed 300 associates. Back then, the site was selected due to its proximity to the crossroads of interstates 64 and 57 in the western section of Mt. Vernon. "We chose Mt. Vernon because it's close to highways and railroad lines and has a well-qualified workforce," said John Brown, then senior vice president for distribution and manufacturing. Today, Walgreens occupies more than 700,000 square-feet of warehouse space and employs 1,500 people in the town.

NAPA Distribution Center opened its doors in October of 1977. The center distributes auto parts to stores in IL, KY, IN and MO.

The center started distributing to 40 stores and now distributes to more than 200 stores. They initially distributed 30 million items a year and now distribute more than 80 million. The central location, easy access to the interstate and a good, stable workforce were reasons given for locating in Mt. Vernon.

Mt. Vernon Outland Airport is a general aviation airport equipped with a 6,500-foot runway. The airport is host to the

Midwest LSA Expo.

Mt. Vernon has tremendous railroad connectivity. Three Class 1 railroads converge on a single property with connections to two additional Class 1 railroads. Access to a transload facility onsite makes it possible to bypass high traffic railyards. A project to develop a large rail-served property is also underway.

Location, location, location! Advantage Mt. Vernon! **EF**



## CHESLEY INDUSTRIAL PARK 3 SHOVEL-READY SITES

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DIRECT ACCESS TO IL HIGHWAY 15  
INTERSECTION OF I-57 & I-64

+/- 85 TOTAL ACRES AVAILABLE



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\*Buildings shown are renderings of maximum size for each site\*

