



Galesburg Business Park is a 350-acre site located in Knox County, Illinois, just southeast of the City of Galesburg. The industrial park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**PROPERTY DETAILS**

Galesburg Business Park is a 350-acre site located in West-Central Illinois. Galesburg is 45 minutes west of Peoria, IL and 45 minutes south of the Quad Cities. This site is flat in topography and has access to rail and truck and is bordered by I-74 and the BNSF Peoria Subdivision rail line. It is designated as a Foreign Trade Zone as well as an Enterprise Zone. Galesburg Business Park is municipally-owned.



**Site Details:**

- 350 acres available for development
- Direct access to BNSF Railway
- Industrial zoning

**CONTACT INFORMATION**

BNSF Regional Manager

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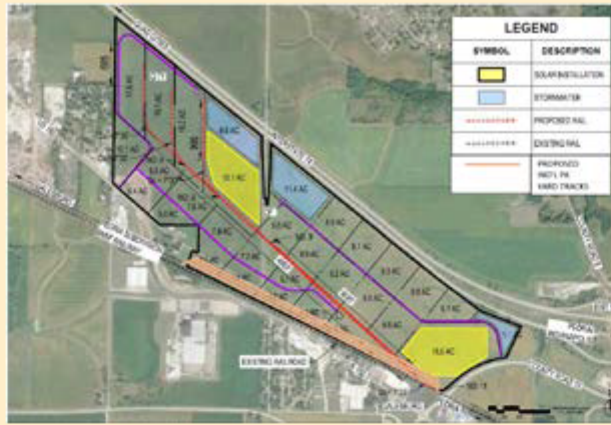
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Knox County Area Partnership for  
Economic Development

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## SITE PROFILE

<b>Land Area</b>	350 acres
<b>Zoning</b>	Heavy Industrial
<b>Price</b>	\$18,900/acre

## UTILITIES

<b>Electric</b>	Ameren
<b>Gas</b>	Ameren
<b>Water</b>	City of Galesburg
<b>Wastewater</b>	City of Galesburg
<b>Telecommunications</b>	Stratus Networks Inc.—dedicated fiber Internet

## DEMOGRAPHICS

Galesburg is a community in Knox County. As of the 2010 census, the population in Galesburg was 32,195 and the population in Knox County was 52,919.

## POPULATION

<b>City of Galesburg</b>	
<b>5 mile radius</b>	35,474
<b>10 mile radius</b>	43,809
<b>15 mile radius</b>	59,804
<b>20 mile radius</b>	71,332

## WORKFORCE

<b>Knox County Illinois Region</b>	
<b>Total Employment</b>	540,871
<b>Annual Avg. Wage</b>	\$45,400/year

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.<sup>7</sup>

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.