



MADISON COUNTY MANUFACTURING AND LOGISTICS INDUSTRY OVERVIEW



MADISON COUNTY OVERVIEW

Madison County, Ill., is located in the northeastern portion of the St. Louis metropolitan area. It lies directly across the Mississippi River from the eastern borders of St. Louis City and County and St. Charles County to the west in Missouri. With an estimated 263,864 residents, it remains one of the largest counties in the St. Louis region in terms of population and also land area. Granite City, which is home to several key freight players, is the most populous city with the county seat of Edwardsville not far behind. Some of the cities and villages that have seen higher growth rates in recent decades include Troy, Glen Carbon, Edwardsville, Maryville and Highland.

Access to the rich historical landmarks and recreational activities in its communities highlight part of Madison County's diverse appeal. Some of the most well-known attractions include World Wide Technology Raceway, Cahokia Mounds, Horseshoe Lake, Wildey Theatre, The Colonel Benjamin Stephenson Home (1820), popular dining establishments, the historic towns of Alton, Godfrey and Highland, and more than 138 miles of scenic interconnected bikeways.

Southern Illinois University Edwardsville (SIUE), the Sam Wolf Granite City Campus of Southwestern Illinois College (SWIC) and Lewis and Clark Community College (LCCC) in Godfrey play a major role in educating the workforce in the St. Louis region. The county's hospitals and healthcare facilities are also well known for providing high-quality healthcare.



Madison County has a rich history as an industrial hub, with trade and transportation sector employment accounting for 30% and manufacturing totaling 12% of all private employment. It is a leader in warehousing and logistics activity and as a multimodal freight hub, with America's Central Port, located in Granite City, serving as a key freight connector. Several logistics and freight solutions companies are located in Madison County, including Amsted Rail in Granite City, a producer of bogie systems and end-of-car components; Ingram, which operates a large fleet of barges and towboats and owns and operates an inland terminal, warehouse operations and fleet operations in Granite City; and Lanter Distributing, an asset-based company in Madison that specializes in refrigerated LTL (less than truckload) and the distribution of food, grocery, confections, snacks, dairy, medical supplies and household goods.



The county is also home to a variety of manufacturers and related service companies. These include West Star Aviation, which operates a full-service maintenance, repair and overhaul operation serving every brand of corporate aircraft and recently expanded its facility at St. Louis Regional Airport to more than 500,000 square feet; Kraft Heinz, which has a distribution center in Granite City; and Wieland Rolled Products, a supplier of high-quality copper and copper alloy solutions that is also growing, having announced in early 2024 a landmark, \$500 million capital investment to re-equip, expand and modernize its facility in



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East Alton. Oil and gas refinement is also prevalent in the local economy, especially in the towns of Roxana, Wood River and Hartford where several refineries, pipelines and terminals can be found, including the Phillips 66 Wood River Refinery.

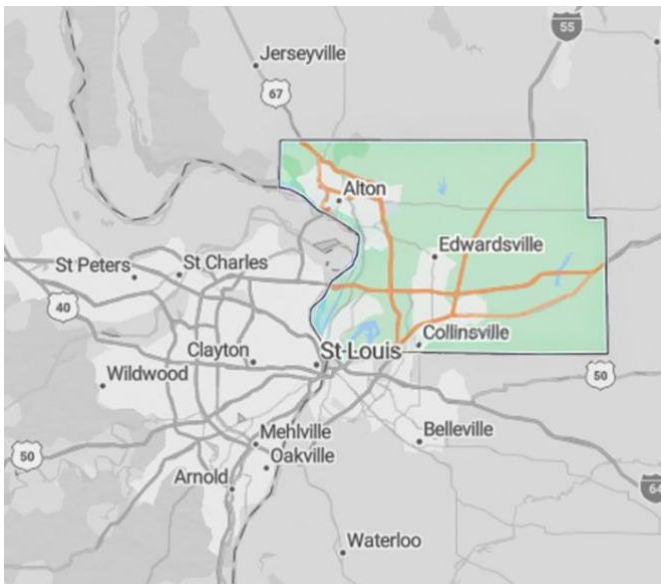
Madison County is a major producer of steel products, serving as home to U.S. Steel’s Granite City Operations and Alton Steel – which has roots dating back to 1911. J.F. Electric, based in Edwardsville, is one of the largest electrical contractors in the St. Louis area, and icon Mechanical, based in Granite City, is one of the St. Louis region’s largest mechanical contractors. Some of the region’s largest construction companies – including Korte Co., Korte & Luitjohan, Pfund Construction and Plocher Construction – are headquartered in the county.

FACTS AND STATS ABOUT MADISON COUNTY

- Features more than 138 miles of developed biking and hiking trails.
- Home to nationally recognized Southern Illinois University Edwardsville, which prepares nearly 14,000 students per year for careers in a variety of fields, including dentistry (DMD) and pharmacy (PharmD).
- Has four [Enterprise Zones](#) featuring special tax incentives.
- Provides access to 15 school districts, including the highly rated Edwardsville Community Unit School District, which is ranked by [Niche](#) among the top 10% of 2024 Best School Districts in Illinois.
- Boasts several [large employers](#), including Amazon, World Wide Technology North American Integration Center, SIUE, Southwestern Illinois Health Facilities, Wieland Rolled Products (formerly Olin Brass), Phillips 66 Wood River Refinery and Alton Memorial Hospital.
- Has plenty of warehouse space, with nearly 50 warehouses located in the Gateway Commerce Center, Lakeview Commerce Center and Gateway TradePort parks. Of these warehouses, most are more than 500,000 square feet, and eight have more than 1 million square feet.



LOCATION AND INFRASTRUCTURE ASSETS DRIVE GROWTH



With its close proximity to St. Louis and the Mississippi River, available land for development, and key connections to the interstate system that runs through the heart of the St. Louis region, Madison County has been a magnet for industrial development for decades. Interstates 270, 55, 70, 255 and 64 all run through portions of the county, and the area is served by all six Class I railroads; a public airport, and America’s Central Port - a full-service, public intermodal port that is the northern most ice-free and lock-free port on the Mississippi River. It lies in a key part of the Ag Coast of America - a 15-mile stretch of the Mississippi River featuring 16 barge-transfer facilities that, at total capacity, can handle 150 barges a day. This is the highest level of capacity anywhere along the Mississippi River.

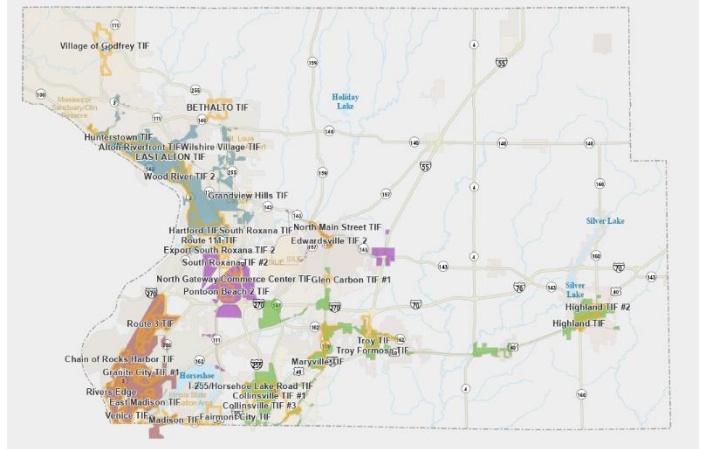


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Terminal Railroad Association of St. Louis (TRRA), a Class III switching and terminal railroad that handles rail traffic in the St. Louis region, operates the Madison Yard intermodal (rail-to-road) facility in the southwestern part of the county. Illinois Route 3, which is the backbone of a 60-mile corridor supporting the manufacturing and logistics industries in southwestern Illinois that spans from north of Alton to Columbia, Ill., runs through the heart of the county. The St. Louis Regional Freightway's most recent Non-Interstate Truck Corridor Study also identified Illinois Route 203 between Interstate 55 and Illinois Route 162 as an Intra-Regional Connector, providing additional access for local freight and deliveries.

Its many multimodal transportation options make Madison County appealing to distributors that need to move freight quickly and efficiently through the region. The county's four [Enterprise Zones](#) that have been designated by the State of Illinois, Madison County and participating municipalities provide special tax incentives that encourage companies looking to relocate or expand their business operations to do so within specific areas of the County.

Community Development - Enterprise/TIF Zones



INVESTMENTS ENHANCE THE TRANSPORTATION NETWORK AND SUPPORT DEVELOPMENT

Infrastructure investment in or near the county is helping to maintain and further enhance the St. Louis region's transportation network, while supporting economic development in Madison County. Of the more than \$8.2 billion in critical infrastructure projects identified by the St. Louis Regional Freightway in its updated [2025 Priority Project List](#), several directly enhance the movement of freight, and in some cases passenger traffic, through Madison County.

Illinois Route 3 Connector between Illinois Route 3 and Illinois Route 203 (IL) \$104M (Funded)

The Illinois Department of Transportation (IDOT), in cooperation with the Federal Highway Administration (FHWA), studied the transportation needs between Illinois Route 3 and Illinois Route 203 and identified a need for a new, 1.4-mile connector from Collinsville Rd. to Illinois Route 3/203. The connector will improve accessibility within the project area and between arterial Route 3, eliminating the reliance on circuitous local roads and short trips on the interstate system, improving travel time consistency and benefiting freight movement.



I-270 Improvements from I-70 (MO) to Illinois Route 157 (IL) \$1.35 B (Partially Funded)

The 24-mile, I-270 corridor from I-70 to Illinois Route 157 serves as a key connector for Illinois and Missouri residents and is one of the region's busiest freight corridors. Northern segments of I-270 in Madison County and in St. Louis County have been identified as severe freight bottlenecks. To help the interstate better absorb this traffic and enhance safety, \$1.35 billion in projects have been identified across the entire corridor. The Illinois and Missouri Departments of Transportation have committed to funding more than \$1 billion for these improvements and work is underway on several segments, including the \$496 million replacement of the I-270 Mississippi River Chain of Rocks Bridge.



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America’s Central Port Intermodal Improvements (IL) \$371.2M – (Partially Funded)

America’s Central Port in Granite City has identified several improvements to river, rail and road operations to enhance efficiency, reduce costs and allow tenants to better compete in the global market. They include recently completed work revitalizing the lead track at Granite City Harbor, constructing a new port entrance at Illinois Route 3, and various improvements being made at US Steel’s former dock in Granite City Harbor to significantly increase dry bulk operations and allow for the barge-to-rail, or barge-to-truck transfer of certain commodities. Future plans call for adding rail track to the Red Dock within Granite City Harbor and constructing a \$350 million rail center for the movement and repositioning of intermodal containers.



St. Louis Multi-Modal Freight Yard Expansion at Madison Yard and Rail Improvements in St. Clair County (IL) \$98M (Partially Funded)

An estimated \$69.3 million project at Madison Yard in Venice – which is owned by Terminal Railroad Association of St. Louis (TRRA)– involves expanding railcar capacity by approximately 1,500 cars and increasing the current daily capacity of railcars to 4,000. This type of capacity improvement would allow TRRA to relieve the congested mainlines and efficiently process the increased demand of railcars on the network. An estimated \$28.7 million project at the 3rd Main Railroad Track between the TRRA Madison Yard and Willows Interlocking in nearby East St. Louis is also in the works. It will resolve freight bottlenecks downstream to the new, double-track Merchants Bridge by addressing yard congestion due to today’s longer trains.



1-55/70 lane additions from I-255 to I-270 (IL) \$400M (Partially Funded)

The Interstate 55/Interstate 70 (I-55/I-70) corridor is located near the communities of Troy, Maryville and Collinsville and stretches approximately 10 miles. The proposed project would extend six lanes starting from Interstate 255 (I-255) to Interstate 270 (I-270). This location is considered a high-capacity regional crossroad that includes the convergence of I-55 and I-70, which provides connectivity to the region’s outer belt I-270/I-255. It is designated as a nationally significant freight corridor based on the moderate to heavy truck traffic, as well as the corridor connections with other major interstate freight corridors that include I-44, I-64, I-255 and I-270.

Union Pacific Railroad Lenox Tower Replacement and Track Realignment (IL) \$10.1M (Completed)

Work was completed in 2022 to untangle and realign the complex system of tracks, signals and switches, where four lines intersect at one of the most congested areas in the state of Illinois. As a result, freight train speed limits increased from the 10-30 mph range to the 40-60 mph range through the junction, and passenger train speeds increased from the 40-60 mph range to nearly 80 mph. The increased velocity reduced the bottleneck and increased the capacity and efficiency of the St. Louis region’s rail network by reducing combined freight train delays by 43 hours a week.





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INDUSTRIAL SITES OF NOTE

A number of diverse industrial sites are located in Madison County, attracting warehouse and distribution companies that rely on its impressive freight network to transport goods quickly and efficiently through the region and beyond. Madison County's close proximity to St. Louis and its strong labor market and tax incentives are another reason why the county continues to attract industrial investments.

America's Central Port

Located at the heart of the U.S. transportation network – with access to six Class I railroads, four U.S. interstates, and two multi-modal harbors that sit near three U.S. inland rivers – America's Central Port is one of the largest freight hubs in the Midwest. Barge and rail services are provided 24 hours a day, seven days a week. Home to more than 75 manufacturers and freight-intensive operators, the port attracts best in class operations and great paying jobs to the Southwestern Illinois region. Featuring industrial grade utilities and excellent transportation infrastructure, the Port's portfolio of development-ready sites and industrial real estate provide a tremendous supply chain and logistics advantage. The 1,200-acre industrial facility includes more than 2 million square feet of warehousing and industrial space, commercial office options, residential apartments, and multiple development-ready sites.



Route 3 Industrial

Route 3 Industrial is a 715-acre, three site, industrial development area located along the Illinois Route 3 Corridor, which is situated in Madison County between downtown St. Louis and Interstate 270. With excellent rail access, available utilities and heavy industrial zoning, the three available sites can handle nearly all distribution and manufacturing needs. Located in the path of progress, the properties offer companies and developers access to large-scale development sites and excellent market connectivity and road access, in a business-friendly environment.

Gateway Commerce Center

Gateway Commerce Center, a 2,300-acre commercial/industrial development, is located outside of Edwardsville– just three miles from Lakeview Commerce Center. Its superior size, location, access, infrastructure, labor, amenities and economic incentives make it ideally suited for local, regional and national warehouse and distribution users. Gateway Commerce Center is home to multiple tenants, including Amazon, Anheuser-Busch, FedEx, P&G, Phillips 66, Hershey, Unilever, Walgreens and World Wide Technology, and it still has room to accommodate more. The property has development plans for multiple spec building projects and existing allotments of space ranging from 100,000 to more than 700,000 square feet. Infrastructure is in place to meet needs far into the future, making the park suitable for many different industrial uses.

St. Louis Regional Airport Business Park

Located in East Alton, St. Louis Regional Airport Business Park offers convenient access to I-255 and Illinois Route 111. It is home to the growing operations of West Star Aviation – which has full-service maintenance, repair and overhaul operations onsite and more than 100 privately owned aircraft hangers. The Business Park currently features more than 75 acres of undeveloped ground that has immediate access to all St. Louis Regional Airport facilities and runways, as well as all infrastructure in place for development.





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Eastport Plaza Park

Eastport Plaza Industrial & Business Park in Collinsville is centrally located in the Metro East market where Interstates I-255, I-55, I-64 and I-70 converge, making this an ideal logistics location. The Park provides convenient access to I-255, Highway 157 and Horseshoe Lake Road. Its available sites encompass 62 acres, with finish-to-suit opportunities for office/warehouse use, ranging from 6,000 square feet to 61,500 square feet and 24-foot clear height. All utilities are available on site, and the property is also fully sprinkled with ESFR Sprinklers. Major tenants in the park include Alien Ads, Apria, Day & Night Solar, Fast Tech, Prosource, Sherwin-Williams and Trane.

Lakeview Commerce Center

Lakeview Commerce Center is located in Edwardsville – just 16 miles from the downtown St. Louis Central Business District. The 300-acre site is currently fully leased and home to major companies such as Amazon, FedEx, Spectrum Brands, Hershey, Procter & Gamble and World Wide Technology, and offers tenants convenience and a skilled workforce to go along with the center's state-of-the-art facilities. The center is located at Illinois Route 111 and New Poag Road, near the intersection of Interstates 270 and 255. The I-270 & I-255 circumferential loop provides access to the entire St. Louis Metropolitan area and connects with four major interstates (I-70, I-44, I-55, and I-64) that serve the Midwest and the rest of the nation.



Granite City Buildings and Land

The Granite City Buildings and Land site in Granite City, Illinois comprises 31.82 acres, right off Interstate 270. The site has two parcels with five buildings. These facilities range from 6,300 square feet to 41,400 square feet and include covered storage, warehouse space and office space. An existing rail spur is serviced by Alton & Southern Railway Co.

Gateway TradePort

Gateway TradePort is a 7.5 million-square-foot, 600-acre, master planned industrial park. The development provides unmatched incentives and a strong local labor supply. It also offers convenient access to I-255, I-270 and IL Route 111 and is just minutes away from I-64, I-70 and I-55. Located in Pontoon Beach, Gateway TradePort delivers the right combination of better access, better incentives and better buildings. Eleven industrial facilities at the site, ranging from 373,000 square feet to more than 1 million square feet, are currently planned, with several already built or under construction (as of the end of 2023). Major tenants currently located at the site include Amazon, IMC Outdoor Living, LKQ Corp (Keystone Automotive), Major Custom Assemblies, Mygrant Glass, QPSI and Spectrum Brands.

Alton Center Business Park

The Alton Center Business Park is a 150-acre, mixed-use development located just off the Clark Bridge and Illinois Route 143 in Alton. Positioned just blocks away from the Alton Marina, the Alton Belle Casino, the amphitheater and downtown Alton shops and restaurants, the Business Park features 55 acres that are ready for future development. The site has rail access from Norfolk Southern and Union Pacific and convenient access to Illinois Route 143, Illinois Route 3 and U.S. Route 67. Onsite utilities include electric, natural gas, water, sewer and telecom.

For more information and/or site selection assistance in Madison County, contact:

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