200MW Strategic Industrial Redevelopment & Hyperscale Data Center Opportunity



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MERGERSCORP

200MW Strategic Industrial Redevelopment & Hyperscale Data Center Opportunity

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261212

This Project presents an opportunity to acquire a strategically located 166-acre industrial brownfield site in the Village of Riverdale, Cook County, Illinois, within the established Calumet industrial corridor on the south side of the Chicago metropolitan area, adjacent to the Little Calumet River and the Indiana border.

The property benefits from substantial existing industrial infrastructure, including heavy-industrial buildings featuring high ceilings, reinforced floors, and foundations designed to accommodate heavy equipment and significant industrial loads.

The site offers direct access to major railroad networks, including Norfolk Southern, as well as proximity to major highways and the broader Chicago transportation network, supporting efficient freight, logistics, and distribution operations.

With significant existing power infrastructure, access to municipal and river water, extensive fiber connectivity, and established natural gas pipeline systems, the property is particularly well-positioned for advanced manufacturing, industrial redevelopment, and hyperscale data center development.

Project Details

Particulars	Details
Project Name	Project Riverdale
Location	Village of XXXXXXXX, Cook County, Illinois, USA
Total Site Area	166 acres
Asset Type	Industrial Brownfield
Primary Development Potential	Data Center, Advanced Manufacturing, Industrial & Logistics

Power Infrastructure

Electricity Provider: ComEd

The site benefits from substantial existing electrical infrastructure, with two on-site substations supplied by dedicated 138 kV transmission lines.

Power Capacity

- Available Power: 200 MW, with ramp-up potential.
- Total Grid Connection: 240 MW.
- Behind-the-Meter Generation: Potential to develop up to 1.0 GW or higher.
- Estimated Generation Timeline: 24–32 months, depending on the development phase.

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- Data Center Potential: Infrastructure supports an estimated 280–400 MW load demand.
- Potential integration of a Battery Energy Storage System (BESS).

Existing Substation Infrastructure

Substation A

- Two incoming 138 kV power feeds.
- Two 20 MVA transformers.

Substation B

- Two incoming 138 kV power feeds.
- Three 60 MVA transformers.

Both substations benefit from dedicated dual 138 kV transmission lines.

The proposed behind-the-meter generation strategy could be implemented in phases, with initial generation capacity followed by expansion to 1.0 GW or more. This aligns with the growing demand from hyperscale data center operators seeking approximately 1 GW of behind-the-meter power within 36 months.

Water & Wastewater Infrastructure

The property benefits from access to both municipal and river water, providing flexibility for industrial operations and data center cooling requirements.

Municipal Water

– City water supplied directly by the Village of Riverdale.

River Water

- Direct withdrawal access from the Little Calumet River through Pump House No. 2.
- Existing cooling water intake structure.
- Four installed pumps, each rated at 5,500 gallons per minute (GPM).
- Current maximum withdrawal capacity of approximately 15.84 million gallons per day (MGD).
- Original facility design accommodates up to six 5,500 GPM pumps and two traveling screens.
- Potential maximum withdrawal capacity of approximately 47.52 MGD based on the original design.

Wastewater

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– Wastewater treatment and sewer services available through the Village of Riverdale.

Fiber Connectivity

The site benefits from extensive existing fiber-optic infrastructure, with connectivity provided by multiple telecommunications operators, including:

- Wiltel
- Uniti
- Zayo
- Bluebird
- Lumen
- Qwest QCC
- Windstream Wholesale
- Arelion

This established connectivity provides a strong foundation for hyperscale data center development, enterprise infrastructure, and advanced industrial applications.

Natural Gas Infrastructure

The property benefits from established on-site natural gas pipeline infrastructure.

- Pipeline Operator: Northern Illinois Gas Company (Nicor Gas).
- Pipeline Ownership: Kinder Morgan.
- Infrastructure: Dual 24-inch natural gas pipelines.

The existing gas infrastructure provides potential support for on-site power generation and other energy-intensive industrial operations, subject to capacity confirmation and applicable approvals.

Environmental & Permitting Status

The property benefits from several existing environmental permits, providing a foundation for redevelopment and further permitting activities.

Existing Permits

- National Pollutant Discharge Elimination System (NPDES) Permit.
- Title V Air Operating Permit.
- Existing Water Withdrawal Permit.

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Recommended Next Steps

- Conceptual Desktop Environmental Review.
- Update of the existing ALTA/NSPS Land Title Survey.
- Update of the existing Phase I Environmental Site Assessment (ESA).

Further environmental assessments and permitting updates will be required in accordance with the proposed redevelopment strategy.

Key Investment Highlights

- Strategic Location: 166-acre industrial brownfield site within the established Calumet industrial corridor, near Chicago.
- Significant Power Infrastructure: 200 MW power ramp-up availability and 240 MW total grid connection.
- Hyperscale Potential: Potential for up to 1.0 GW or more of behind-the-meter power generation.
- Data Center Readiness: Infrastructure supporting an estimated 280–400 MW load demand.
- Dual Water Sources: Access to municipal water and the Little Calumet River, with substantial existing pumping infrastructure.
- Extensive Fiber Connectivity: Multiple established telecommunications providers operating in the area.
- Natural Gas Access: Dual 24-inch on-site pipeline infrastructure.
- Established Permits: Existing NPDES, Title V, and water withdrawal permits.
- Logistics Connectivity: Access to Norfolk Southern and other major rail networks, as well as Chicago's highway infrastructure.

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