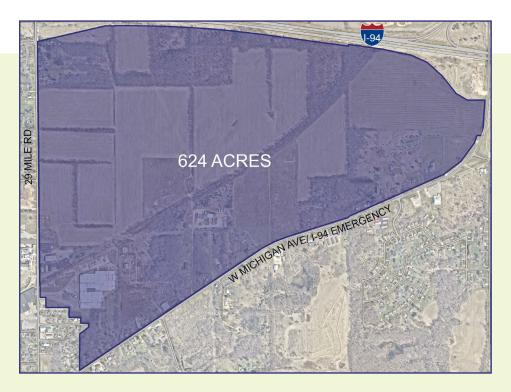
East Industrial Park

1917 E. Michigan Avenue, Albion, MI

The East Industrial Park in Albion, Mich., is a 624-acre strategic industrial site owned by the Albion Economic Development Corporation (AEDC). Located east of the Albion city limit in Sheridan Township (Calhoun County) and Parma Township (Jackson County), this site has access to municipal utility services. The land is divisible and located on Highway M-99/Michigan Avenue, 0.5 miles from I-94. Although zoning of this land is largely agricultural, master planning is in process to rezone to light and heavy industrial.



UTILITIES PROVIDER

Natural Gas SEMCO Energy
Electric Consumers Energy
Sewer City of Albion
Water City of Albion

Fiber AT&T

AVAILABILITY

Per your requirements 375 ACRES available for purchase

249 ACRES available for expansion

3 HOURS from Chicago

1.5 HOURS from Detroit

<1 HOUR from Lansing



RAIL LINE ACCESS

Albion has an Amtrak stop on a major rail line, multiple private spurs, and opportunities for additional spurs to specific sites.



INTERSTATE CORRIDOR

Situated in south central Michigan, Albion has quick access to I-94 and I-69.



IMPORT/EXPORT

If your business plans to import or export product, Albion is located within Foreign Trade Zone #43.

The City of **Albion**

Nestled between Chicago and Detroit, Albion offers a rich downtown which includes a variety of restaurants, activities, and historical sites.

STATISTICS

8,000 ALBION POPULATION

18 MTNI **AVERAGE COMMUTE TIME** 377,000+

WORKFORCE READY INDIVIDUALS NEARBY

~3.000

ARE FROM ALBION



WORKFORCE DEVELOPMENT

AEDC is available to help your business find, recruit, train, and retain employees, including customized training options, on-the-job-training, and apprenticeship or internship opportunities.

INCENTIVES

AEDC works with interested developers and businesses to pursue appropriate incentives related to their proposed projects.

Incentives may include:

- Tax abatements or tax increment financing.
- Grant assistance.

- Revolving loan funds.
- Workforce development assistance.

Albion is a Certified Redevelopment Ready Community®.

Development sites are also available in the West Industrial Park.



albionedc.org albionis.org **Bruce Nelson** INTERIM DIRECTOR

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City of Albion PLANNING, BUILDING AND **ZONING DEPARTMENT** 517.629.7823 cityofalbionmi.gov