



ALBION

MICHIGAN

Development Opportunity East Albion Industrial Park



115 N. SUPERIOR ST. • ALBION, MICHIGAN 49224 • 517.629.3926

WWW.ALBIONEDC.ORG

The Albion Economic Development Corporation is seeking development proposals for this

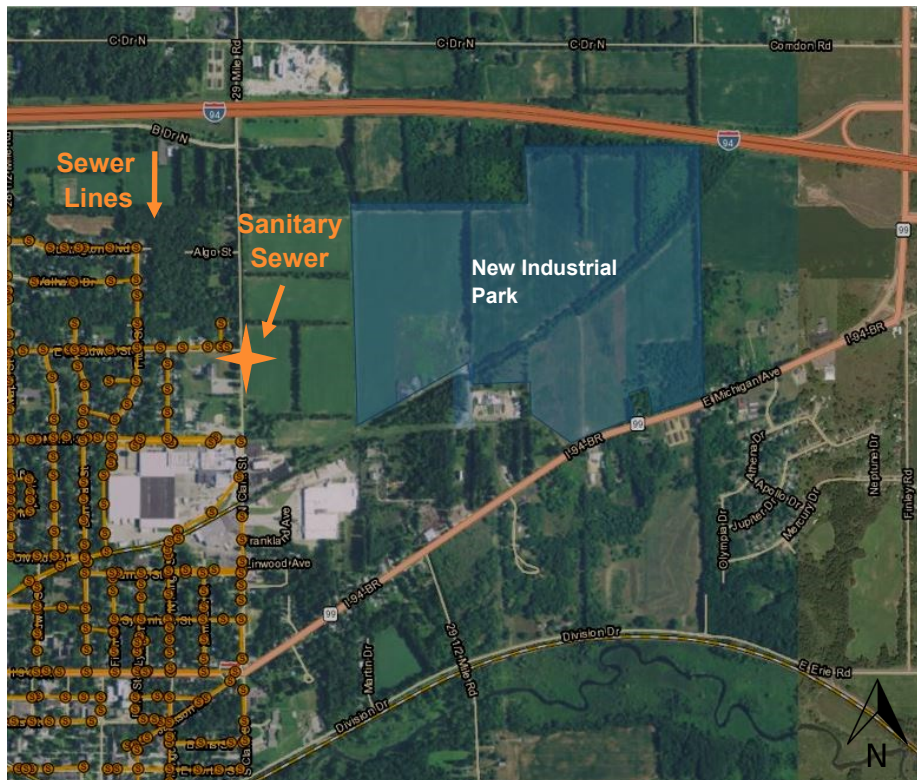
INDUSTRIAL DEVELOPMENT AREA

The New Industrial Park is a group of vacant land parcels, located along I-94 in Sheridan Township adjacent to the City of Albion, MI. Under a 425 Agreement, the parcels will transfer to the City upon sale, making them

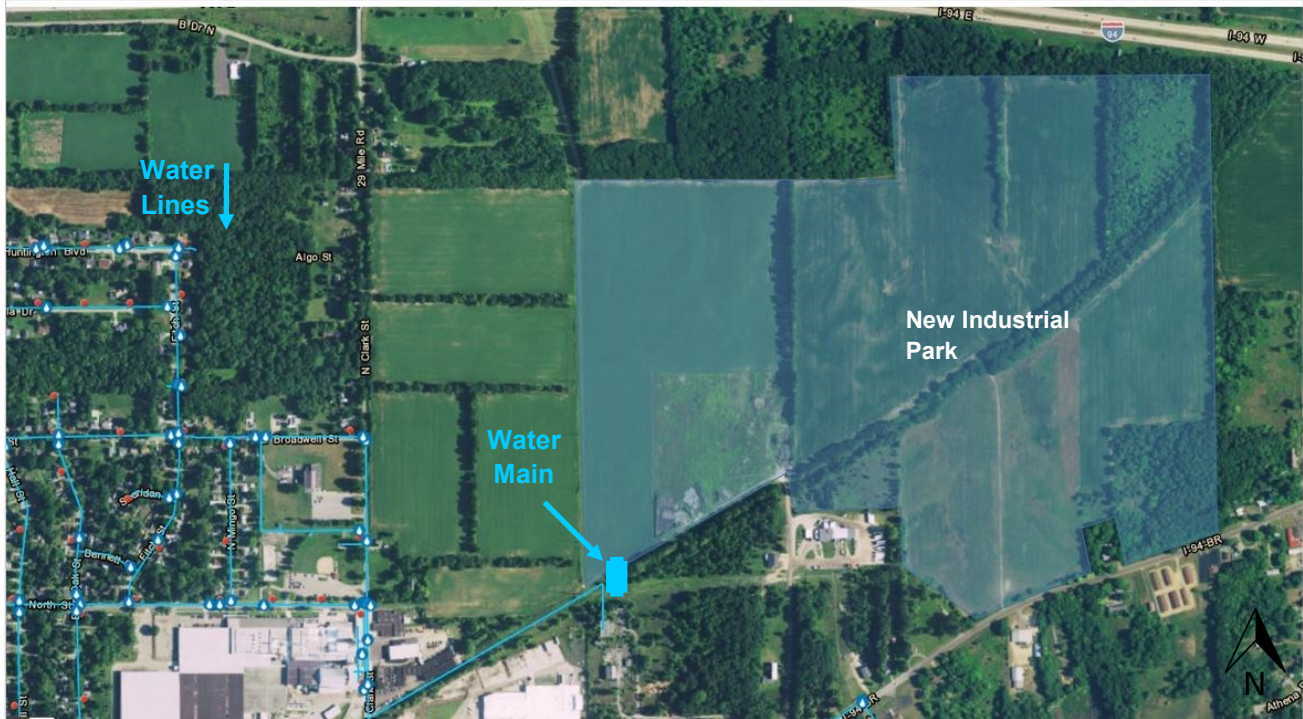
Site/Building Name	New Industrial Park
Location	1917 E. Michigan Ave. Albion, MI 49224 (Sheridan Township)
Parcel Numbers/Acreage of Individual Parcels 250 Total Acres (5 Parcels)	<u>Parcel A:</u> 19-364-054-00 (55.74 acres)** Zoned AA & M-2
Parcels can be Purchased Individually	<u>Parcel B:</u> 51-425-001-00 (40.02 acres) AEDC/Owner Zoned M-2
Indicates Parcel is Under Purchase Option	<u>Parcel C:</u> 19-364-052-00 (43.72 acres) Zoned AA <u>Parcel D:</u> 19-252-030-00 (20.00 acres)** Zoned AA
Current Zoning: AA - Agricultural District M-2 - Heavy Industrial	<u>Parcel E:</u> 19-252-030-00 (20.00 acres)** Zoned AA
Divisible	Yes
Sale Terms	Negotiable
Owner	Albion EDC, Private Owners
Environmental Information	Phase 1, Available Upon Request
Site Plan Approval	City of Albion, Sheridan Township
Nearest Highways	Business I-94 (0 Miles) M-99 (0.Miles)
Nearest Interstate	I-94 (0.9 Miles)
Nearest Airports	Major: Detroit Metro (75 Miles) Domestic: Kalamazoo-Battle Creek Int. (48 Miles) Commercial: W.K Kellogg Airport (34 Miles)
Foreign Trade Zone #43	Fort Custer Industrial Park, Battle Creek (33 Miles)
Rail Access - Norfolk Southern	Rail Spur Would Need to be Constructed
Deep Water Ports	Benton Harbor & Detroit (100 Miles)

UTILITY	PROVIDER	COST	ADDT'L INFO
Gas	SEMCO (Lines near S edge of site) 6" Steel Distribution Main Operating at 55 PSIG Service Depends on Size & Type of Gas Load, Delivery Pressure Requirements of Customer	Based on usage	See Page 6
Electric	Consumers Energy	Based on usage	See Page 5
Voltage	138/46 kV Distribution System up to 100 MW		
Sewer	City - Capacity 4 mgd	\$2.36/100 cubic feet	See Page 3
Sewer Line Size	8" to 10"		
Water	City - Capacity 7 mgd total	\$1.42/100 cubic feet	See Page 4
Water Line Size	8" to 10"		

CITY OF ALBION SEWER LINES & SANITARY SEWER LOCATIONS IN RELATION TO PROPERTY



CITY OF ALBION WATER LINES & WATER MAIN LOCATIONS IN RELATION TO PROPERTY



CITY OF ALBION STORM WATER LINES IN RELATION TO PROPERTY



Energy Profile – City of Albion 425 Property



All existing facility locations are approximate and are not to be used for construction purposes. Always contact MISS DIG 811 before you dig.

Electric Site Benefits

- **Distribution System**
 - Predicted reliability of up to 99.80% for 4.8/8.32kV system.
 - Currently rated for a maximum electric demand of 2 MW.
- **46 kV System**
 - Predicted reliability of up to 99.999% . The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 46kV system is located adjacent to the property.
 - Facilities would be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.
- **138 kV System**
 - Predicted reliability of up to 99.999% . The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 138kV system is located adjacent to property.
 - Facilities would be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.

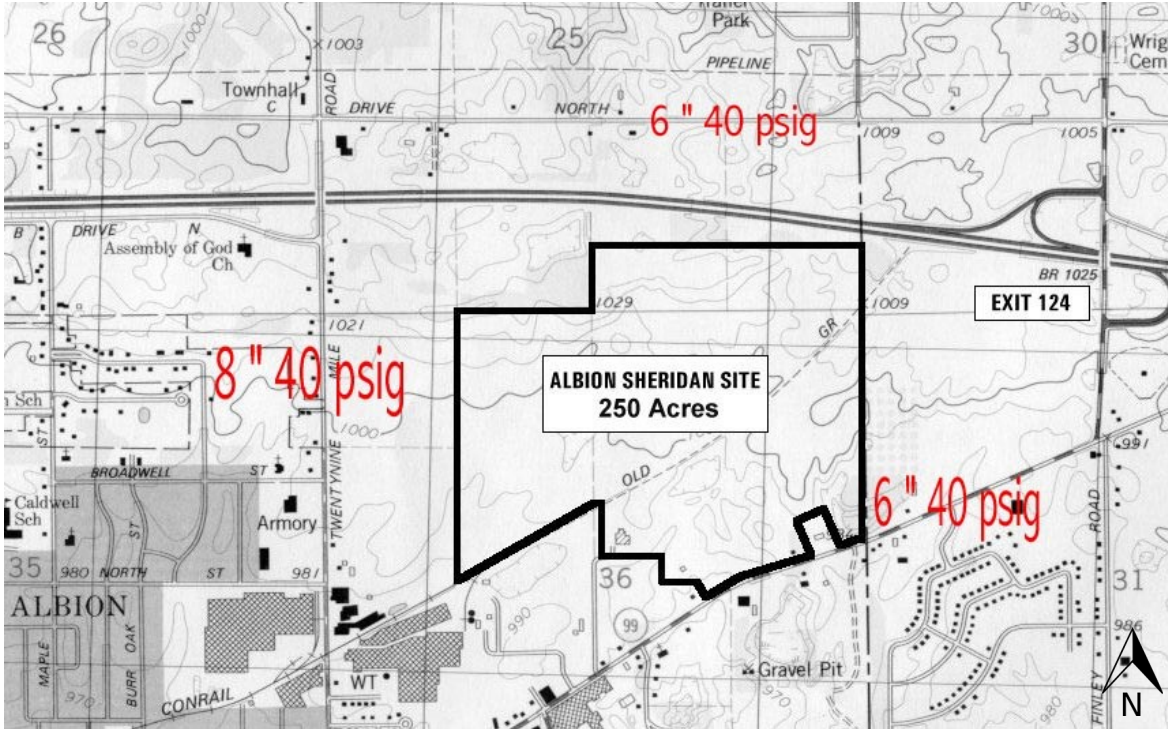
For additional information

Michele Eaton, Economic Development Manager | 810-760-3497 | michele.eaton@cmsenergy.com

Valid as of 6/08/2018- SUBJECT TO CHANGE

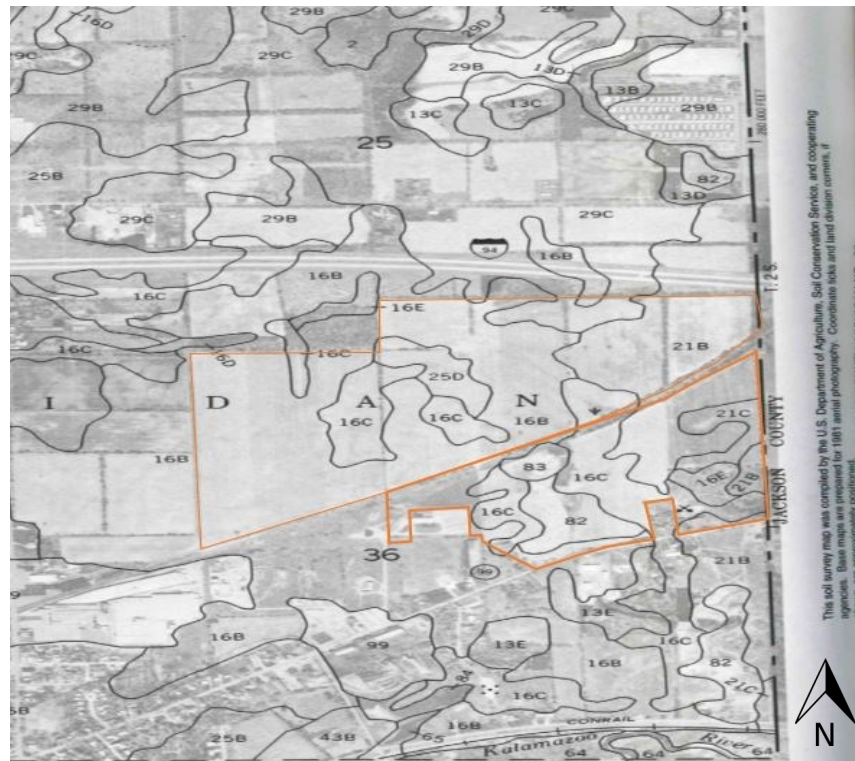
425 Property

SEMCO EXISTING NATURAL GAS INFRASTRUCTURE IN RELATION TO THE PROPERTY



RAIL SPUR EASEMENT LOCATION





CALHOUN COUNTY SOIL MAP

The predominant soil classification on the site is Oshtemo sandy loam, 0.6% slope (16B)

Map Symbol	Soil Name	Map Symbol	Soil Name
16B	Oshtemo sandy loam, 0-6% slopes	21C	Leoni gravelly loam, 6-12% slopes
16C	Oshtemo sandy loam, 6-12% slopes	25D	Kalamazoo loam, 12-18% slopes
16E	Oshtemo sandy loam, 18-40% slopes	29C	Hillsdale sandy loam, 6-12% slopes
21B	Leoni gravelly loam, 0-6% slopes	82	Udipsamments and Udorthents, nearly level to steep
21C	Leoni gravelly loam, 6-12% slopes	83	Pits, sand and gravel

Disclaimer: The maps that appear in this document are for general informational purposes only and are not to scale. They have been edited to highlight aspects of the featured property. They are not intended to be used for determination of legal boundaries. They are not a survey product.

DEVELOPMENT CONTACTS

ALBION ECONOMIC DEVELOPMENT CORPORATION

Virgie Ammerman, President and CEO

PH: 517-629-3926

vammerman@albionedc.org

albionedc.org

The AEDC will work with interested developers to pursue appropriate incentives related to the proposed development end use. Incentives may consist of tax abatements, grants, environmental testing, tax increment financing, workforce development assistance, or a combination thereof.

CITY OF ALBION HELPFUL LINKS



ZONING ORDINANCE

PLANNING AND ZONING

Ian Arnold, Director

Planning & Building

112 W. Cass St. Albion, MI 49224

PH: 517-629-7189

iarnold@cityofalbionmi.gov

www.cityofalbionmi.gov



SITE PLAN REVIEW

PUBLIC SERVICES

Kevin O' Brien Director

Public Services - Streets & Utilities

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PH: 517-629-7887

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www.cityofalbionmi.gov