

# West Industrial Park

Located on Michigan Ave / M-99/Austin Ave

The West Industrial Park in Albion, Mich., is a strategic industrial site with multiple parcels currently available for purchase, ranging from 1 to 46 acres. Located near the west city limit, close to Ford's Blue Oval property, the available sites are build-ready and have access to municipal utility services.

## PROPERTY OVERVIEW

- Available parcels controlled by the Albion Economic Development Corporation
- < 2 Miles from I-94
- Existing Utility Infrastructure
- Site between two I-94 interchanges

## HIGHLIGHTS

- 16 Available Parcels
  - 1-46 Acres Available
- Available for Sale or For Lease
  - Sale ~\$45,000/acre
- I-94 adjacent

## UTILITIES

- Consumers has 46 kV and 138 kV systems located adjacent to the site with 99.93% predicated reliability. Current capacity is 1.0 MW and additional capacity may be available with system upgrades.
- SEMCO has 2" - 6" steel pipes throughout the site with 55 PSIG available.
- City of Albion controls water and wastewater throughout the site. Water is 18" and 10" water mains on the main streets along the site and a 12" within the site.
- There are 18" sanitary sewer along Elliott Rd, and 8" -10" adjacent from the site, serving inside.
- ADT / 123 Fiber connectivity, capacity as required.

