

City of Greenville Industrial Park

Certified Business Park

City of Greenville, Montcalm County, Michigan

TERMS

Asking prices of \$6,000 - \$8,000 per acre for Phase I. \$12,000 per acre for Phase II.

PHYSICALS

Size: 375 acres with approximately 95 remaining for development.

Dimensions: 143.5 buildable acres. Two (2) acre minimum size and 14.5 acre largest size lot.

Topography: Light soil with fairly flat terrain. Open spaces with mature trees and shrub growth.

Drainage: Storm sewer on site with retention.

Wetlands: There are delineated wetlands at the southwest site edge, but they pose limited development concerns.

Flood

Hazard: There is no known flood hazard.

SPECIAL CHARACTERISTICS

Amenities: Park is owned by the City of Greenville. Excellent value on land costs. Local government and community willing to work with prospective tenants. Greenville seeks aggressive absorption of this Park. Greenville is home to United Solar Ovonic, Federal-Mogul, Northland-Marvel, and a host of tooling and plastics concerns. Very responsive city government. A new 18-hole golf course is immediately adjacent to the park. Excellent location for any general light industrial activity that can utilize a mid-to-west Michigan location.



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This is a Michigan Economic Development Corporation and Michigan Economic Development Association Certified Business Park. The City recently acquired 210 acres of land for expansion of the Greenville Industrial Park. Expansion will be fitted with all the necessary utilities and infrastructure by the City of Greenville.

ENVIRONMENTAL

Present/

Past Use: Past use was agricultural.

Surrounding

Land Use: Surround land use is agricultural, residential, industrial and recreational with a golf course to the south.

Studies/ Environmental studies have been completed on Phase I and are
Issues: available for review. Soil borings complete. No known issues on or adjacent concerns the park.

INFRASTRUCTURE

Roads Park is served by a complete Class A road system. Roads are and curbed/guttered. Industrial Park Drive, which bisects the Park, is very well built and is four lanes. A very good mid-state location with easy access to Grand Rapids' major market areas.

Sewer: Municipal served. 10-inch sewer line.

Water: City water tower located on site. 12-inch water line.

Gas: DTE serves the area.



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Electric: Consumers Energy serves the area.

Fiber Optics: Telecommunication provider is AT & T. Wireless broadband is also available.

All utilities are underground, adequately sized and are to the front edge of the property. Excellent capacity exists for future development. Very low rates compared to most other communities.

TRANSPORTATION

Main Truck Routes/ Interstate Access: Access to M-57 is approximately one (1) mile south of the Industrial Park and M-91 is approximately 1 mile west of the site. City has upgraded perimeter roads allowing truck traffic to ring the city and reach M-91/M-57 without going through town. Uncomplicated and uncongested access to a series of state highways provide easy in/out access: US-131 is 17 miles, I-96 is 25 miles, US-27 is 33 miles and M-66 is 9 miles.

Distance to

Air: Gerald R. Ford International Airport in Grand Rapids is 45 miles Away and Lansing Capital City Airport is approximately 60 miles from the site.



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Approximate Distance to Major Markets:

Detroit Metro Region is 150 miles to most points.

Grand Rapids is 35 miles southwest.

Lansing is 60 miles southeast.

Muskegon is 60 miles west

Chicago is 180 miles southwest.

ZONING/LOCAL SERVICES

Zoning: Park is zoned Light Industrial and allows 60% lot coverage. City of Greenville has a strong history of granting standard 12-year, 50% tax abatements.

Restrictions/ Easements: An approval committee has been established to review site and architectural plans for new construction. This approval committee is comprised of the current park tenants. The Greenville Economic Development Corporation meets on an as needed basis.

Police: City of Greenville

Fire: City of Greenville. (ISO Rating is 5)

TAXES

Current Total Non-Homestead Millage Rate 2009 per \$1000: 54.9811

School District: Greenville Public Schools

CONTACT

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