

## **East Jordan Air Industrial Park**

### **Terms**

Park is owned by the City of East Jordan, Asking \$19,900 per 2 acres +/-, developed lot.

### **Physicals**

Size: Phase I 10-12 acres +/- to property line, fully developed lots each with electrical, water and sewer, Internet and Natural Gas. Phase II 45 acres platted but not developed all utilities are ready to be extended as needed. Lots in Phase I can be combined to create larger parcels.

### **Dimensions**

Phase I, 2 acres +/-, Phase II 45 acres platted but not developed

### **Topography**

The industrial park is flat with minor grade contours, the land is predominately covered with second growth timber of mixed type

### **Drainage**

Drainage follows natural contour, some on site retention may be required

### **Wetlands**

No wetlands

### **Flood Hazard**

Not located in 100 year flood plain

## **SPECIAL CHARACTERISTICS**

**Amenities:** Tax abatements for Real and personal taxes available, length based on investment and job creation. All developed lots have utilities to site including High Speed Internet. The City of East Jordan is aggressively seeking new jobs to expand job base. Excellent location for light industrial user that wishes to live and work in beautiful northwest Michigan. Site fronts M-32. Good local labor pool at competitive wages.

## **ENVIRONMENTAL**

**Present/Past Use:** Vacant/Farmland

**Surrounding Land Use:** Airport, Light Industrial, and Farmland

**Studies/Issues:** No known environmental issues exist

### **INFRASTRUCTURE**

**Roads/Service:** Site fronts on M-32, a Class A all weather state truckline. Industrial Park roads also Class A All weather

**Sewer:** Served by City of East Jordan with 10" sewer main

**Water:** Served by City of East Jordan with 8" water main

**Gas:** Provided by DTE

**Electric:** Underground provided by Consumers Energy

**Fiber Optics:** Service provided by Ameritech

**High Speed Internet:** Provided by Multiple Suppliers

### **TRANSPORTATION**

**Main Truck:** M-32 east of site leads to Gaylord and I-75.

**Routes:** Approximately 1.5 miles west of site M-66 can be accessed.

**Interstate:** M-66 south will lead to US-131 at Mancelona.

**Access:** US-131 will be the main south route to Cadillac/Grand Rapids

**Distance To:** Adjacent airfield will handle small private craft only.

**Air:** Pellston Regional Airport (full service, regional carriers, Fed-Ex) – 40 miles

**Rail:** Rail not available on site

#### **Approximate Distance to Major Markets:**

Detroit Metro Region is 260 miles to most points

Grand Rapids is 160 miles south

Lansing is 201 miles south

Chicago is 343 miles southwest

**ZONING/LOCAL SERVICES**

**Year Park Opened:** 1998

**Zoning:** Site is zoned Light Industrial

**Restrictions:** Restrictions are in place on outside finish of building and what can be stored outside.

**Police:** East Jordan Police Department

**Fire:** East Jordan Fire Department

**Ems:** East Jordan EMS

**School District:** East Jordan Public Schools

**Contact:** David White, City Administrator  
201 Main Street  
PO BOX 499  
East Jordan, MI 49727  
231-536-3381  
dwhite@eastjordancity.org