

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: City Hall
201 Main Street
PO BOX 499
East Jordan, MI 49727
231-536-3381
Info@eastjordancity.org