

# South Ithaca Industrial Park

Ithaca, Gratiot County, Michigan, USA

Updated: Nov. 2017

## Size:

- 137 gross acres
- 85 acres available
- Minimum size: Flexible
- 69% developed
- 38% occupied

\*Lot sizes on maps are suggested and can be combined based on project needs

## Price:

- \$12,000 / acre

## Incentives:

- Industrial Development District
- Foreign Trade Zone 275 Member

\*Other programs may be applicable depending on the project.

## Utilities:

- Electric: Consumers Energy
- Gas: Consumers Energy  
6" medium pressure
- Municipal water, 12" line  
(8" on Raycraft)
- Municipal sewer, 8" line
- Telecommunications: Frontier  
Fiber Optic & Digital Switching

## Transportation:

- US Highway 127: 2 miles
  - Interstate 75: 48 miles
  - Interstate 69: 35 miles
  - Michigan Highway 46: 9 miles
  - Michigan Highway 57: 7 miles
  - Class A roads
  - Great Lakes Central Railroad service
  - Gratiot Community Airport: 6 mi.
  - Capital City Airport: 46 miles
- 
- Chicago: 262 miles / 422 km
  - Cleveland: 272 miles / 438 km
  - Detroit: 130 miles / 209 km
  - Indianapolis: 294 miles / 473 km
  - Lansing: 45 miles / 72 km
  - Saginaw: 42 miles / 68 km
  - Toronto: 318 miles / 512 km



## Site information:

- Michigan Certified Business Park
- Zoned appropriately for use
- Internal street lighting
- Underground infrastructure
- High speed internet access
- Site plan approved by local government

## Community information:

- Park is located on south side of Ithaca. The area offers housing, education, recreation, and everyday services/needs.
- Hospital within 12 minutes
- Alma College: 10 miles
- Merrill Institute of Welding: 9 miles

## County information (2016):

- Population: 41,202
- \*Labor force: 18,254
- \*Unemployment rate: 5.0%
- \*Commuter labor force:
  - 30 mile radius: 162,354
  - 60 mile radius: 1,029,958

\*Data from Michigan Labor Market Information

## Current tenants: (See map on reverse)

- [Cartridges Are Us](#) (a division of Clover Technologies)
- [Exelon Wind](#)
- [Gratiot County Central Dispatch](#)
- [Hutchinson Aerospace & Industry](#)
- [Misenhelder Welding](#)
- [Powder Coat of Central Michigan, LLC](#)



For more information, please contact:

Chris Yonker, City Manager  
City of Ithaca  
129 W. Emerson St.  
Ithaca, MI 48847  
Ph.: (989) 875-3200  
Fax: (989) 875-4064  
manager@ithacami.com  
[www.ithacami.com](http://www.ithacami.com)



Jim Wheeler, President  
Greater Gratiot Development, Inc.  
136 S. Main St.  
Ithaca, MI 48847  
Ph.: (989) 875-2083  
Fax: (989) 875-2990  
jim.wheeler@gratiot.org  
[www.gratiot.org](http://www.gratiot.org)

# South Ithaca Industrial Park

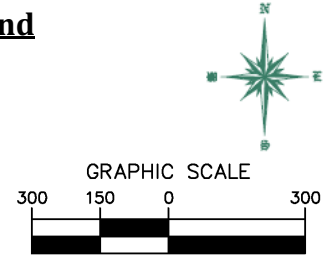
Ithaca, Gratiot County, Michigan, USA

Updated: Nov. 2017



## Legend

- Available site
- Park boundaries
- Established lot line
- Combination lot line
- Conceptual lot line



**City of Ithaca**  
(989) 875-3200  
129 W. Emerson St.  
Ithaca, MI 48847  
[www.ithacami.com](http://www.ithacami.com)



**Greater Gratiot Development, Inc.**  
136 South Main, Ithaca, MI 48847  
Ph: (989) 875-2083  
[www.gratiot.org](http://www.gratiot.org)



For more information on Gratiot County's 5 Certified Business Parks, visit [www.gratiot.org](http://www.gratiot.org) or Scan this Smartphone QR Code:



This drawing is not to be used for design or construction purposes, or to establish permanent property boundaries. Proposed divisions are shown for marketing purposes only. The availability of parcel divisions is neither guaranteed or implied.

By: Wolverine Engineers & Surveyors, Inc.

\*For more information on available properties or current companies, click on the available parcel or company logo.