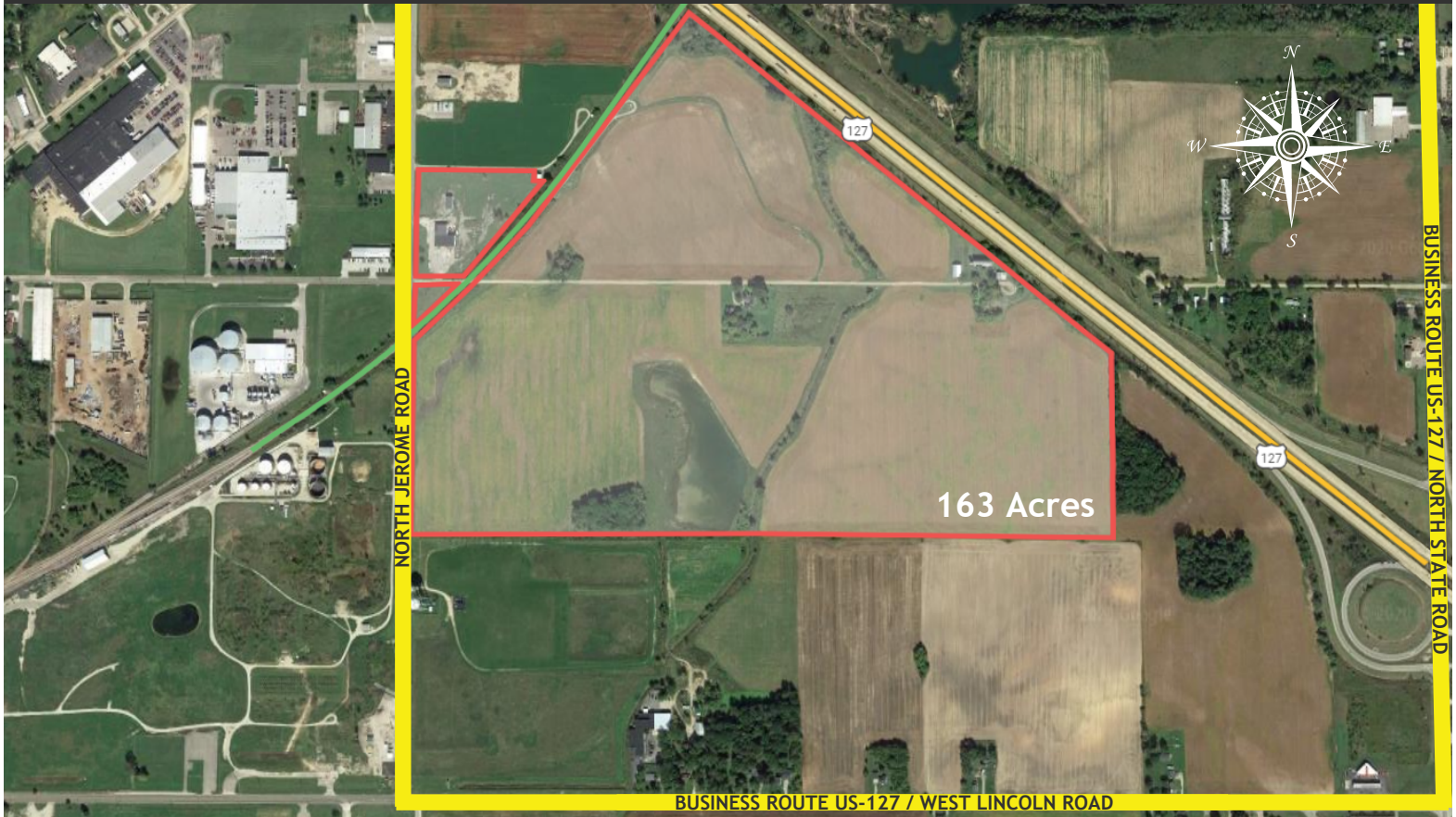


# ALMA HOFFMAN ROAD INDUSTRIAL LOTS

Hoffman Road, Alma, Gratiot County, Michigan, USA



WEST HOFFMAN ROAD/NORTH JEROME ROAD

FOR MORE INFORMATION, CONTACT:

## 163 Acres

- Municipally-owned
- Industrial land
- Railroad access
- Within 1 mile of US Highway-127
- Certified as an Energy Ready Site by Consumers Energy
- Ideal location for automotive parts manufacturing, plastic products manufacturing, agricultural processing, or warehousing/logistics



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# ALMA HOFFMAN ROAD INDUSTRIAL LOTS

Hoffman Road, Alma, Gratiot County, Michigan, USA



## SITE INFORMATION

SEE MAP ON REVERSE

163 acres

Municipally-owned

Zoned industrial

Railroad access

Within 1 mile of US Highway 27 and Michigan Highway 46

Energy Ready designation

Potential for expansion to the south and west

Incentives:

- Industrial Facilities Exemption (For real property)
- Foreign Trade Zone #275 Member
- Other programs may be applicable depending on the project

## INFRASTRUCTURE

Energy Ready site

Electric: Consumers Energy

- Low voltage up to 3 MW
- High voltage (46 kV): 3 to 12 MW (99.996% rel.)
- High voltage (138 kV): 12 to 100 MW (99.999% rel.)

Gas: Consumers Energy

- 8" distribution line runs parallel to site
- Gas transmission lines run through the site
- 200 psig and up to 500 MCFH available

Municipal water: 12" line ends at site

Municipal sewer, 8" line (within 500 ft.)

Access to fiber network (1/4 mile away)

## COMMUNITY

Gratiot County (2018):

- Population: 41,018
- Labor force: 17,766
- Unemployment rate: 4.7%
- Commuter labor force:
  - 30 miles: 229,570
  - 60 miles: 1,061,934

Park is located on the east side of Alma, which offers housing, education, recreation, and everyday services/needs.

- Hospital in Alma
- Alma College
- Merrill Institute of Welding

4 community colleges within 50 mi

5 universities within 50 mi

## TRANSPORTATION

US Highway 127: 1 mi

Michigan Highway 46: 1 mi

Interstate 75: 40 mi

Interstate 69: 45 mi

Class A roads

Mid-Michigan Railroad borders the site

Gratiot Community Airport: 9 mi

MBS International Airport: 37 mi

Capital City Airport: 54 mi

Distance to:

- Chicago: 270 mi / 4 hr
- Cleveland: 280 mi / 4.5 hr
- Detroit: 141 mi / 2 hr
- Indianapolis: 301 mi / 5 hr
- Lansing: 53 mi / 1 hr
- Saginaw: 38 mi / 45 min
- Toronto: 325 mi / 5.5 hrs

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