

ALMA HOFFMAN ROAD INDUSTRIAL LOTS



📍 Hoffman Road, Alma, Gratiot County, Michigan, USA

West Hoffman Road / North Jerome Road

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.



For more information,
contact:



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Hoffman Road, Alma, Gratiot County, Michigan, USA



Site Information



Infrastructure



Community



Transportation

****SEE MAP ON REVERSE****

- 163 acres
- Municipally-owned
- Zoned industrial
- Railroad access
- Within 1 mile of US Highway 127 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.

- Energy Ready Site
- Electric: Consumers Energy
 - Low voltage up to 3 MW
 - High voltage (46 kV): 3 to 12 MW (99.996% reliable)
 - 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 600 ft.)
- Access to fiber network-1 GB with various providers

- Gratiot County (Approx.):
 - Population: 42,000
 - Labor force: 18,000
 - Commuter labor force:
 - 30-miles: 125,000
 - 60-miles: 1.2 million
- 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 miles
- 5 universities within 50 miles

- U.S. Highway 127: 1 mile
- Michigan Highway 46: 1 mi.
- Interstate 75: 40 miles
- Interstate 69: 45 miles
- Class A roads
- Mid-Michigan Railroad borders the site
- Gratiot Community Airport: 9 mi.
- MBS international Airport: 37 mi.
- Capital City Airport: 54 mi.
- Chicago: 270 mi / 4 hours
- Cleveland: 280 mi / 4.5 hrs.
- Detroit: 141 mi / 2 hours
- Indianapolis: 301 mi / 5 hours
- Lansing: 53 mi / 1 hour
- Saginaw: 38 mi / 45 min.
- Toronto: 325 mi / 5.5 hours

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