

# WILLIS INDUSTRIAL PARK

GRAND LEDGE, MICHIGAN



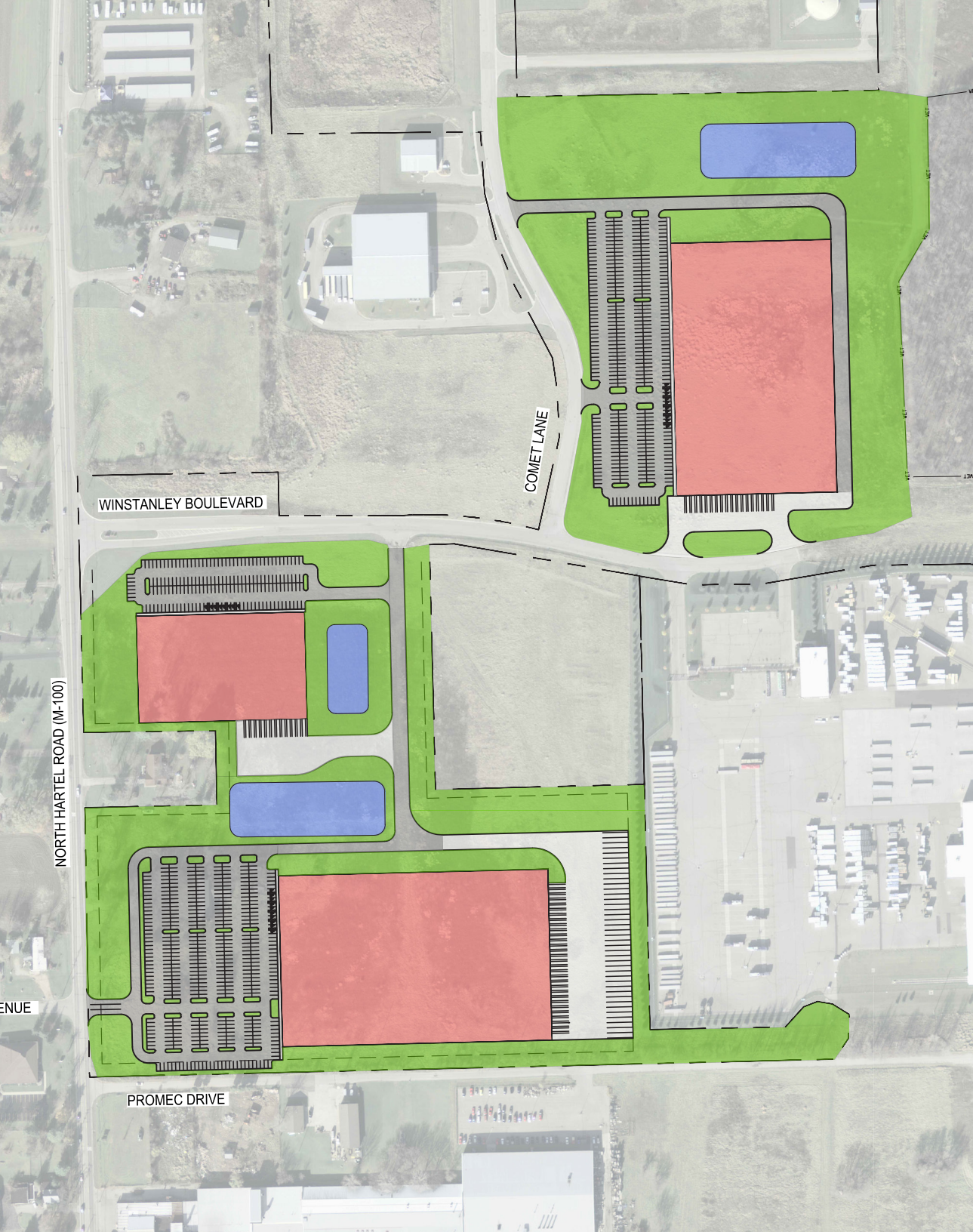
*Bring your Grand idea to life in Grand Ledge, Michigan.*



The Willis Industrial Park is located in the City of Grand Ledge, with easy access to major transportation infrastructure. It features a mix of industrial, manufacturing and distribution tenants, as well as more than 120 acres of undeveloped, city-owned property.

**QUICK FACTS:**

- 181 total acres, 121 city-owned
- Zoned I-1 Light Industrial
- Access to industrial-grade water, sewer, electric, gas, and internet
- Michigan Economic Developers Association Certified Business Park



**BUSINESS ADVANTAGES**



Development incentives, including reduced or eliminated land acquisition costs and tax abatements for industrial developments



Industrial-grade utilities, including water, sewer, electric, gas and internet



Access to world-class higher education and talent from Michigan State University and Lansing Community College



Strong regional industrial base with major employers like GM, Dart Container, Alro Steel and others



Within a day's drive of more than half the U.S. and Canadian population



Less than five miles from major interstates, including I-96 and I-69, the NAFTA superhighway



Convenient rail access via CSX Railroad



Next to Abrams Municipal Airport and within 10 miles of Capital Region International Airport

# NORTHEAST SITE CONCEPTUAL OVERVIEW AND RENDERING



<b>Lot Area</b>	19.02 Acres
<b>Building Coverage</b>	50% Allowed
<b>Setbacks</b>	Front: 30' Building, Rear: 40' Building, Side: 20' Building, Parking: 10'
<b>Building Height</b>	40' Allowed, Two Stories
<b>Parking</b>	5 + 1 Space/1.5 Employees in the Largest Working Shift OR 5 + 1 Space/450 s.f. of Usable Floor Area, Whichever is Greater Example: 221,500 s.f. *75% Usable s.f. = 166,125 s.f. 166,125 s.f./450+5 = 375 Spaces Provided
<b>Cost to Build</b>	\$50 - \$75/BGSF, including sitework. The final cost would depend on the owner's desired offices, storage rooms, equipment rooms, testing areas and other features.



When you're ready to take the next step, we'll be there to help. Christman and Bergmann share a passion for this region and the expertise to deliver a high quality facility as efficiently as possible.

Whatever your vision, we will design and construct your new facility in the Willis Industrial Park that meets or exceeds your expectations. We look forward to helping make that vision a reality.

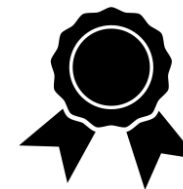
The Christman Company got its start as an industrial contractor more than a century ago. We built the plant infrastructure for the burgeoning automobile industry here in Michigan and pioneered reinforced concrete frame industrial construction. Today we work throughout the country, focusing on speed to market and process-intensive industries, such as automotive, material handling, food and beverage, chemical, cold storage, manufacturing and industrial processing plants.

Headquartered in Lansing, we have deep roots in Mid-Michigan. Our strong, positive relationships with local trades and regulators, combined with our extensive local knowledge, means we can deliver a smooth project on time and on budget to ensure your new facility is up and humming in no time.



Bergmann is a multi-disciplinary firm providing services to a number of industries including transportation, education, healthcare, commercial, retail, warehousing/distribution, research, manufacturing, financial and government in the Lansing region since 1998. Starting with only two employees, Bergmann has grown to now employ nearly 60 talented professionals in the region, many of whom are from the Lansing area, graduated from Michigan State University and continue to be an active part of this community.

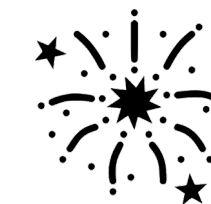
As stewards of the region, Bergmann supports many local causes, including the Volunteers of America's Lansing Community Kitchen, Michigan State University Safe Place and the MDOT Adopt-a-Highway program along I-96.



Ranked the best affordable place to live in 2018 by Livability.com



World-class sports, including Big 10 college athletics, National Premier League Soccer and minor league baseball



Vibrant communities with a variety of festivals and events throughout the year



Arts and cultural offerings from Broadway shows to local galleries, theatres and museums



Miles of trails and dozens of parks, gardens and public golf courses



A variety of rural and urban living options with a low cost of living compared with other regions

## REGIONAL OFFERINGS



## CONTACT

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