

SITE 36

INDUSTRIAL PARK

THE HOME OF INNOVATION

BUILD-TO-SUIT AVAILABLE FROM 100,000 SF TO 1,000,000 SF





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SITE 36 INDUSTRIAL PARK

Site 36 Industrial Park is well positioned for immediate development by Franklin Partners. This 92-acre park is the premier destination for large scale, advanced manufacturing in West Michigan. Site 36 Industrial Park offers over 80 acres of contiguous, shovel ready, manufacturing infrastructure, including direct access to US-131, in the heart of the metro area. With a total population of 300,000 people within 5 miles of the site, including 29,750 people currently employed in manufacturing, Site 36 Industrial Park is located in the heart of a talent rich, hard-working community.

Located in the City of Wyoming, Site 36 Industrial Park is serviced by nearly every major mode of transportation. This site has immediate access to US-131, a major north/south highway, direct freight rail service, and is eight miles from Gerald R. Ford International Airport. The Park offers its own Consumers Energy sub-station with up to 41 megawatt of dedicated power at T-1 rates, and can accommodate new facilities from 100,000 square feet up to 1,000,000 square feet. High-pressure natural gas and ample municipal water and sewer are also available on-site. Site 36 Industrial Park has two existing rail spurs into the site, which are directly adjacent to the Grand Elk Railroad yard. The Grand Elk connects to three class one railroads in Elkhart, Indiana, approximately 100 miles south of the site.

With 20 years of industrial development experience in West Michigan, Franklin Partners understands large manufacturing users and is the ideal development partner for state-of-the-art manufacturing facilities. The City of Wyoming is motivated to attract new jobs and can offer significant state and local tax incentives to attract large users to the site. Franklin Partners and Colliers International bring industry expertise to simplify and expedite the entire process.



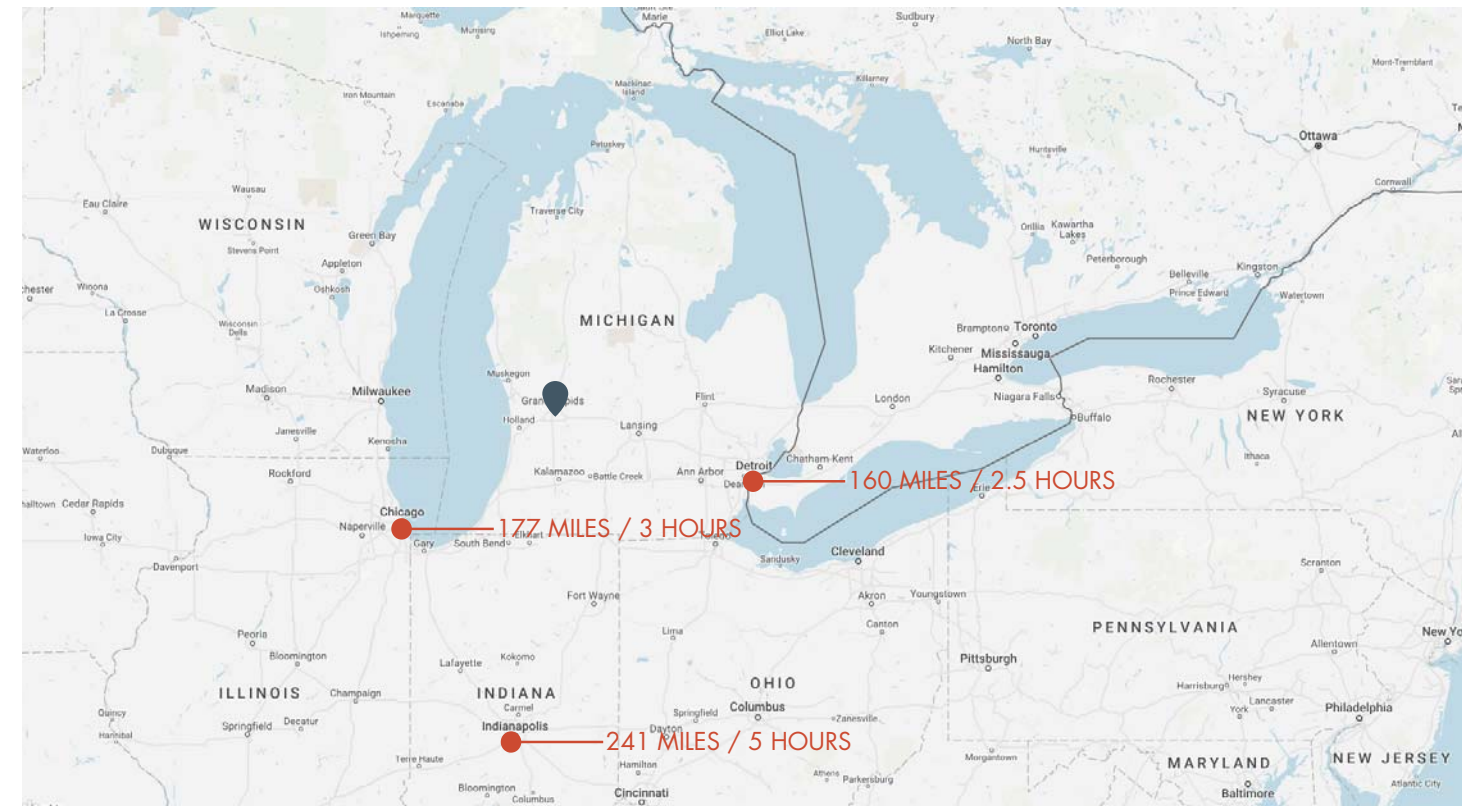


PROXIMITY TO

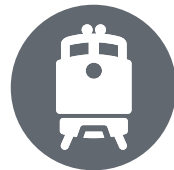
US-131:	Immediate access at 4-way interchange
I-196:	5 miles / 5 minutes
I-96:	15 miles / 15 minutes
I-94:	47 miles / 44 minutes
Gerald R. Ford International Airport:	9 miles / 23 minutes
Downtown Grand Rapids:	5.1 miles / 8 minutes
Detroit:	160 miles / 2.5 hours
Chicago:	177 miles / 3 hours
Indianapolis:	241 miles / 5 hours

PARK SPECIFICATIONS

Size:	92.25 Acres / 4,018,410 SF
Terrain:	Urban industrial / level
Zoning:	Industrial
Electric:	Consumers Energy sub-station on-site
Natural Gas:	DTE high pressure gas lines
Sanitary Sewer:	City of Wyoming
Storm Sewer:	City of Wyoming
Water:	City of Wyoming
High-Speed Fiber:	Available
Rail:	On-site rail spurs



PARK AMENITIES



RAIL ACCESS

Direct rail access is provided by the Grand Elk Railroad, which runs 123 miles from Grand Rapids, Michigan to Elkhart, Indiana and interchanges with three Class I railroads—the Norfolk Southern (NS), the CSX, and the Canadian National (CN). The line is capable of handling the largest of industrial loads with a track capacity of 286,000 pounds.



POWER AND GAS

Site 36 Industrial Park offers an on-site 41 MW sub-station offering Transmission power is a T1 rate. The site is fed with a high-pressure gas main. DTE Energy has the ability to supply 120,000 cfm at 5-10 PSIG.



HIGHWAY ACCESS

Site 36 Industrial Park lies directly adjacent to Highway US 131, a primary six-lane north/south highway that intersects with I-80 and I-94 for connections to both East and West Coasts.



AIR ACCESS

Less than 10 miles away is Gerald R. Ford International Airport, which is served by eight passenger airlines with 120 daily nonstop flights to 24 major markets. Its two cargo airlines move approximately 110 tons of air cargo each day.



OUTSTANDING INFRASTRUCTURE

The site is development-ready with industrial water, sewer, power, and unlimited options for added utility infrastructure and support. From high-speed fiber-optic communication lines to state-of-the-art power, Site 36 Industrial Park has the capacity to power any business into the future.



LOCAL WORKFORCE

Site 36 Industrial Park is located in the heart of the Grand Rapids, Metro Area. Over 500,000 citizens live within a 10-mile radius of the site, with more than 50% under the age of 35, with an average household income of nearly \$60,000. Wyoming, Michigan is a hard working, highly skilled community. West Michigan has a motivated, creative, educated, and technically skilled workforce. The region has the third-highest concentration of automotive and mechanical engineers in the world. It has more than 140,000 advanced manufacturing technicians and professionals, and is one of the top regions in the world for employment in biotechnology and chemical engineering.



ABOUT WEST MICHIGAN

Site 36 Industrial Park is located in the Grand Rapids metropolitan area in the city of Wyoming. Located midway between Chicago and Detroit, this urban center is a growing region of more than one million people and is in close proximity to the beautiful Lake Michigan shoreline.



BUSINESS CLIMATE

West Michigan has one of the most diverse industrial economies and some of the fastest growing industries in the U.S. More than 80 international companies call the region home, including four of Forbes' largest private companies. The region has world-class credentials in smart manufacturing, information technology, life sciences, agribusiness and aerospace & defense.



RESEARCH AND EDUCATION

More than 20 public and private universities, six regional community colleges, three of the nation's top teaching hospitals, and a major medical research institute are centered in the region. Our workforce offerings are unsurpassed, allowing companies and their employees to develop the skills they need to stay competitive in a technology-driven market.



SUSTAINABILITY

Grand Rapids is a world leader in sustainability and committed to protecting and preserving its environment. The city obtains 20% of its power from renewable resources with a goal of 100% by 2020. A full 11 percent of all LEED-certified buildings can be found in the Grand Rapids area, more than any other city in the nation.

ECONOMIC INCENTIVES



Economic incentives have already been approved for the property, and the City has indicated it will work with prospective tenants and owners to help make those incentives available for future development. A brownfield plan has already been approved for the entire site that will facilitate the capture of tax increment revenue from projects to reimburse certain expenses. The way the brownfield reimbursement works is simple. The current taxable value of the site that remains to be developed is zero because it is owned by the City. Any future development on a portion of the site will result in new taxable value. The increased property taxes that are paid on a particular project (whether it is owned or leased) can be captured by the City's Brownfield Authority to reimburse certain expenses.

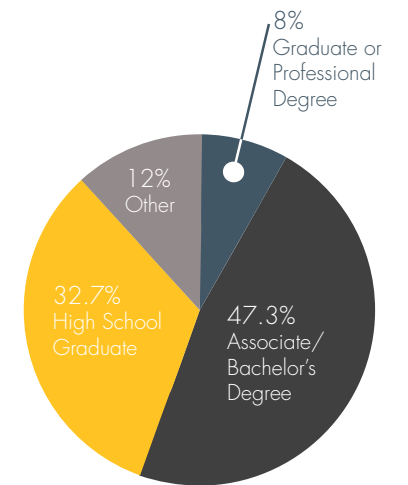
The eligible expenses that can be reimbursed with the future property tax revenue include: Environmental, demolition (including demolition of site improvements), site preparation (clearing and grubbing, grading, land balancing, special pilings, etc.), and infrastructure (curb cuts, streetscaping and other improvements in the right-of-way). The City is willing to work with proposed owners and tenants to have the existing brownfield plan amended to allow a future owner/tenant to recover these kinds of expenses from increased property taxes resulting from their project.

The City has also indicated that it is willing to provide an industrial facilities tax abatement (IFT) for future industrial development. This allows for a nearly 50% abatement of future property taxes on new buildings for up to twelve (12) years. The existence of both a brownfield plan and the City's expressed willingness to work with future owners/tenants on these and other incentives sets this site apart from others.

WEST MICHIGAN WORKFORCE

COLLEGES AND UNIVERSITIES ENROLLMENT

Grand Valley State University	24,447
Grand Rapids Community College	16,613
Ferris State University	14,707
Muskegon Community College	4,875
Calvin College	4,034
Davenport University - Western Region	3,990
Baker College	3,557
Hope College	3,388
Aquinas College	2,300
Montcalm Community College	1,787
Western Michigan University - Grand Rapids	1,480
Kendall Collage of Art and Design	1,450
Cornerstone University	1,384
Other Area Colleges and Universities	3,409
TOTAL	87,421



EDUCATIONAL ATTAINMENT

STEM DEGREE COMPLETIONS 2014 JOBS 2012 COMPLETIONS

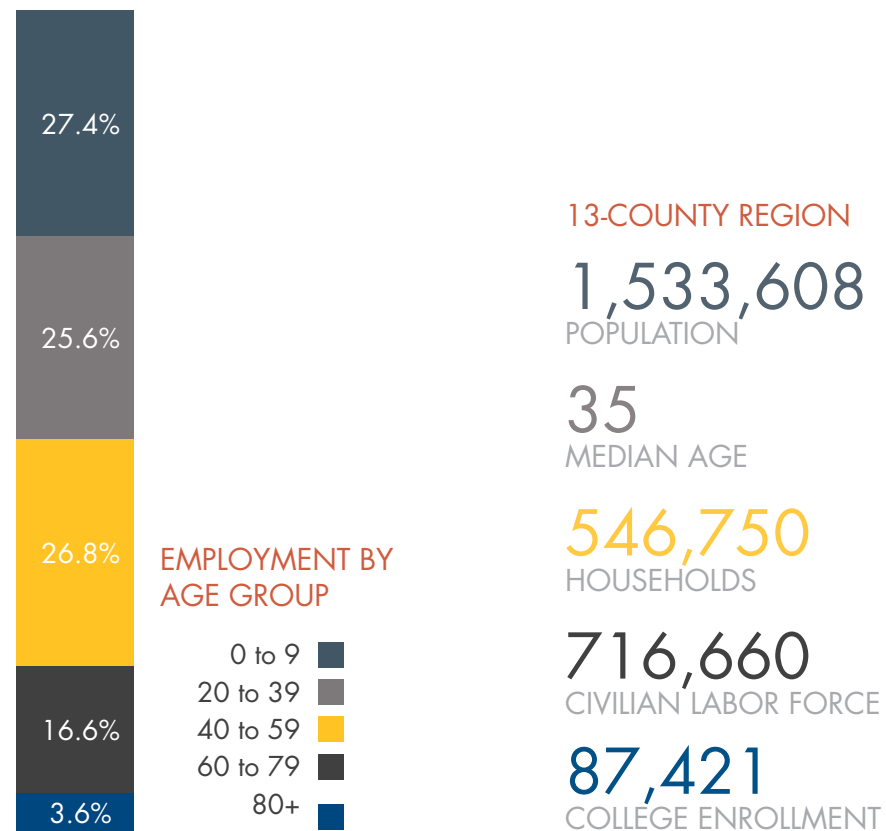
Science (Life & Physical)	17,046	2,979
Technology	15,886	1,795
Engineering	20,525	323
Mathematics	5,793	188
Health Sciences	41,426	4,799

LOCAL TRAINING PROGRAMS

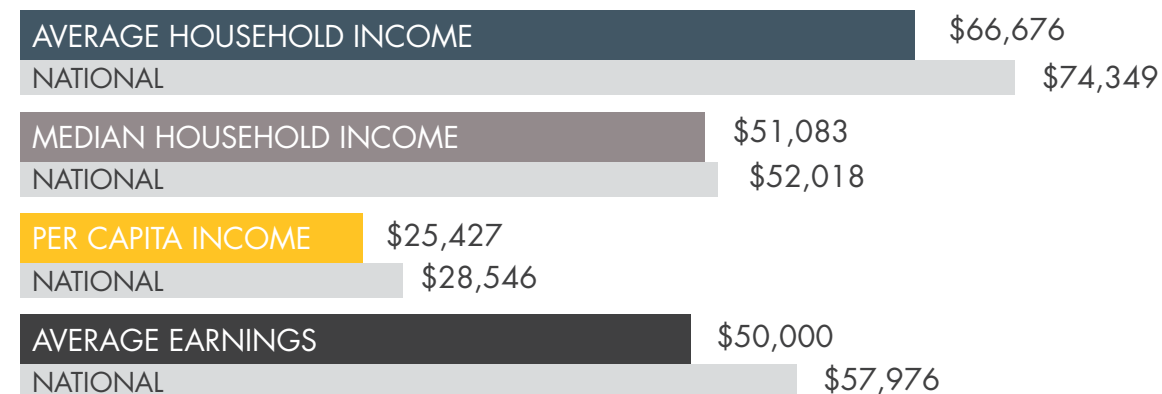
On-The-Job Training	West Michigan Works
Incumbent Worker Training	West Michigan Works
Michigan New Jobs Training Program	Grand Rapids Community College

All information taken from *The Right Place*

WEST MICHIGAN POPULATION



INCOME



All information taken from The Right Place

WEST MICHIGAN BUSINESSES

INDUSTRIES BY JOB	JOB	%	AVG. EARNINGS
Manufacturing	139,009	20%	\$68,132
Healthy Care and Social Assistance	85,614	12%	\$54,323
Government	73,725	11%	\$62,351
Retail Trade	70,152	10%	\$32,439
Admin, Support, Waste Mgt. and Remediation	59,144	9%	\$29,312
Accommodations and Food Services	54,522	8%	\$16,589
Other Services (except Public Administration)	29,631	4%	\$65,835
Wholesale Trade	29,118	4%	\$27,831
Construction	25,869	4%	\$60,017
Professional, Science and Technical Services	22,614	3%	\$65,835
Finance and Insurance	22,299	3%	\$70,122
Educational Services (Private)	20,351	3%	\$33,804
Transportation and Warehousing	15,307	2%	\$57,679
Agriculture, Forestry, Fishing and Hunting	11,619	2%	\$30,934
Art, Entertainment, and Recreation	8,068	1%	\$21,455
Information	6,559	1%	\$63,304



All information taken from The Right Place

POSSIBLE SITE LAYOUTS

BUILD-TO-SUIT FROM 100,000 SF TO 1,000,000 SF



2 BUILDING OPTION



4 BUILDING OPTION

POSSIBLE SITE LAYOUTS

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5 BUILDING OPTION



6 BUILDING OPTION

POSSIBLE SITE LAYOUTS

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2 BUILDING OPTION



5 BUILDING OPTION



2 BUILDING OPTION



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