

SITE 36

300 36TH STREET SW

Wyoming, MI 49508



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Developed by



www.franklinpartners.net



BUILD-TO-SUIT OPPORTUNITY

Site 36 Industrial Park is well positioned for immediate development by Franklin Partners. This 75-acre park is the premier destination for large scale, advanced manufacturing in West Michigan. Site 36 Industrial Park offers over 75 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 Advantage Commercial Real Estate bring industry expertise to simplify and expedite the entire process.



PARK SPECIFICATIONS

Size:	75 Acres 3,267,000 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 cfh 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.

POSSIBLE SITE LAYOUTS



2 BUILDING OPTION



4 BUILDING OPTION



5 BUILDING OPTION



6 BUILDING OPTION

POSSIBLE SITE LAYOUTS



2 BUILDING OPTION



2 BUILDING OPTION



5 BUILDING OPTION



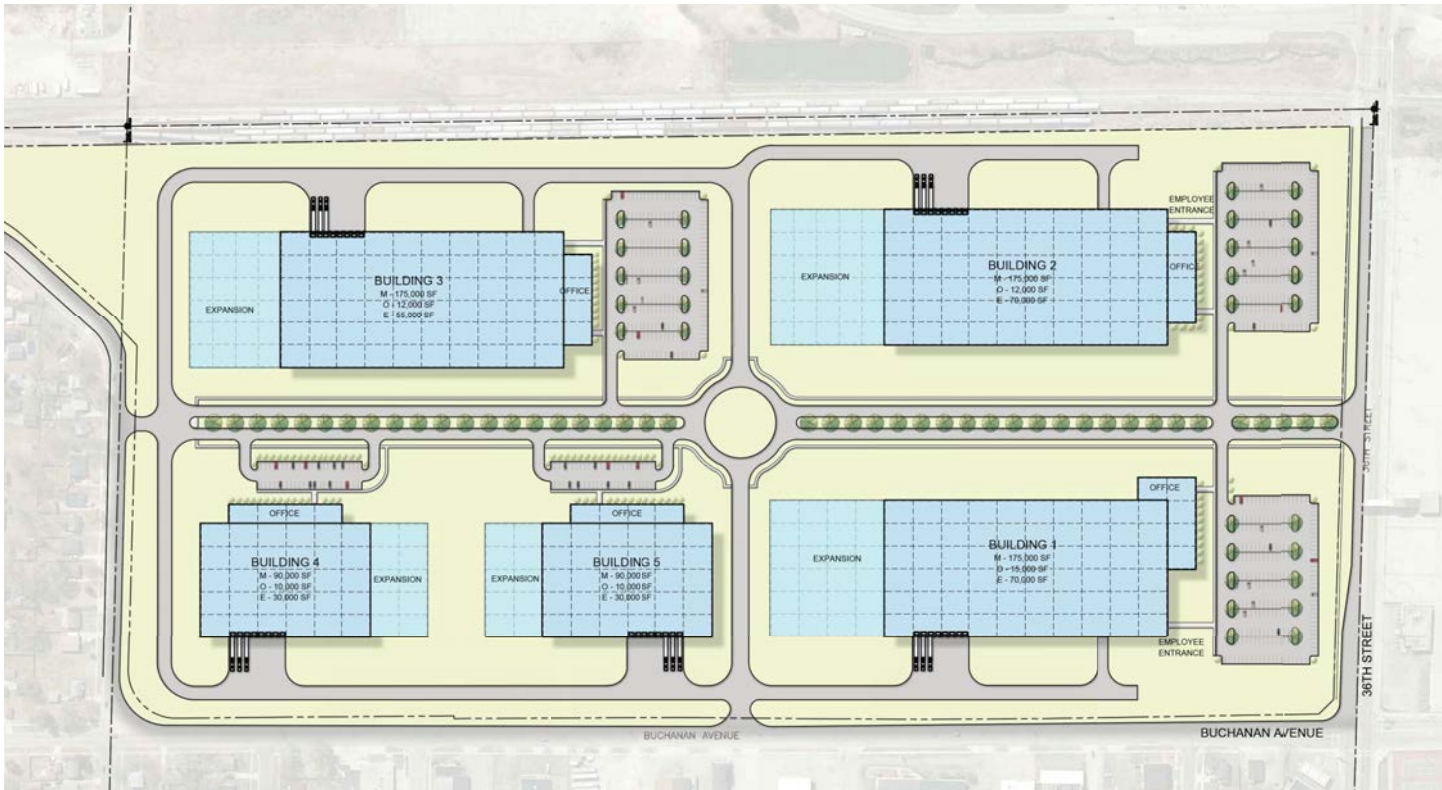
5 BUILDING OPTION

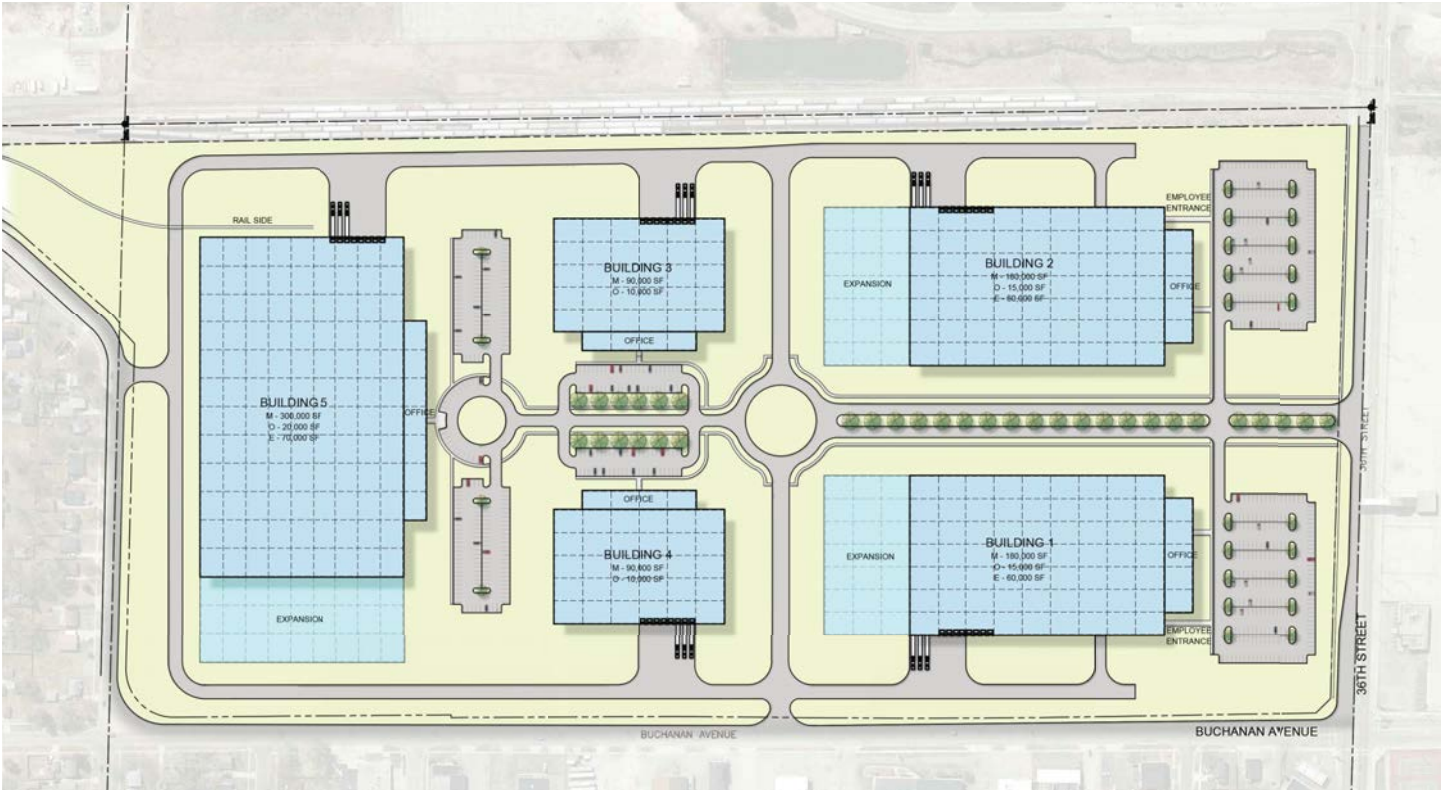
POSSIBLE SITE LAYOUTS

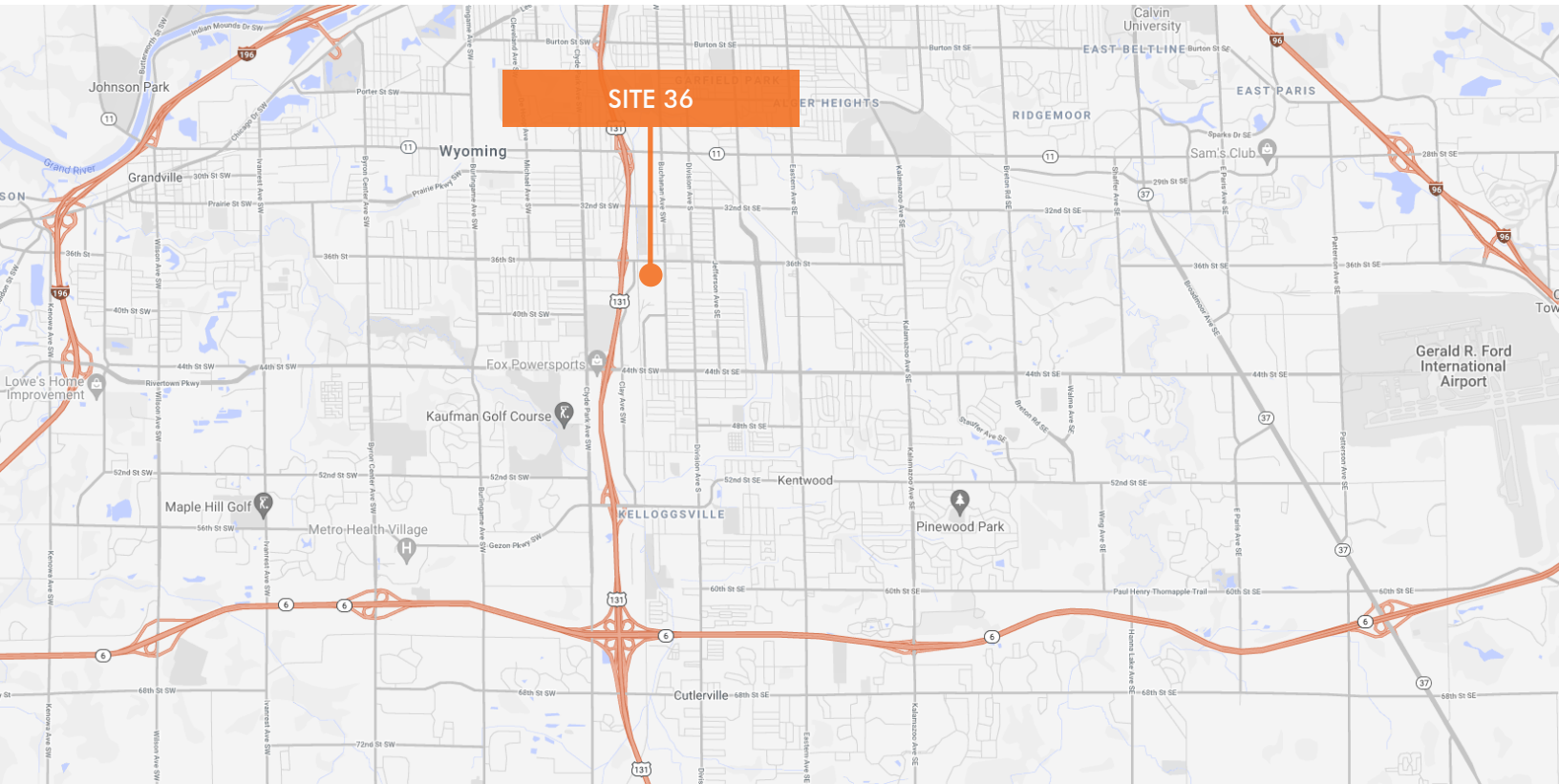




POSSIBLE SITE LAYOUTS

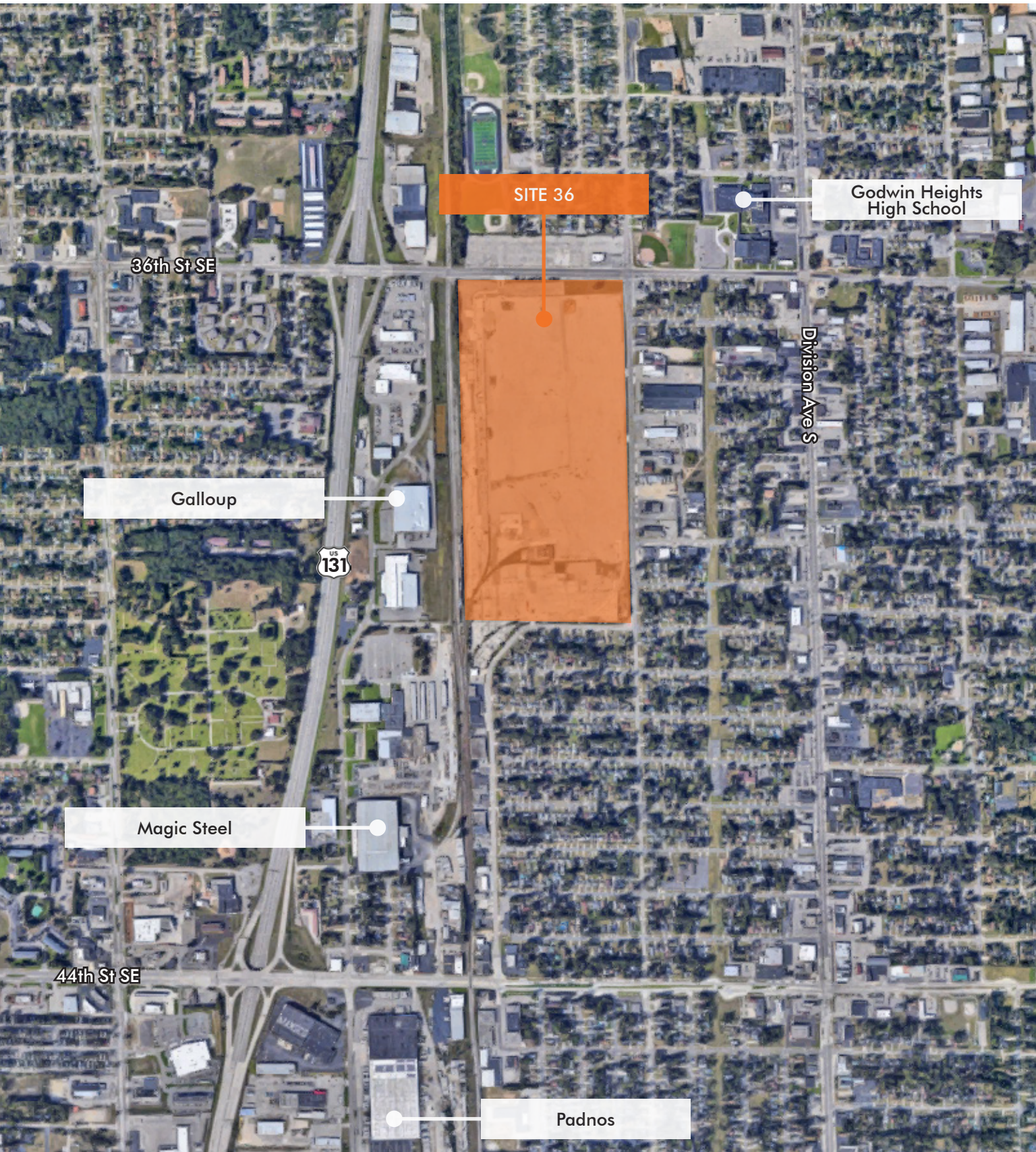






PROPERTY LOCATION

PROXIMITY TO	
US-131	Immediate access
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



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.

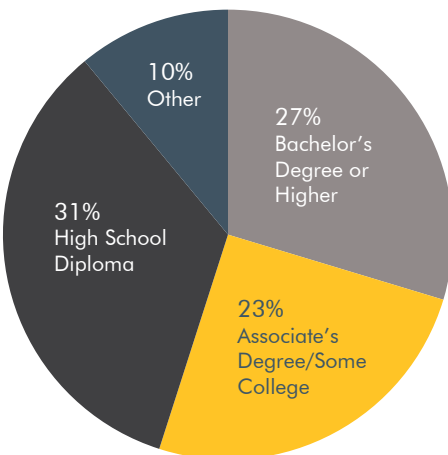
WEST MICHIGAN WORKFORCE

COLLEGES AND UNIVERSITIES

ENROLLMENT

Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendal College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges and Universities	1,566
TOTAL	85,483

EDUCATIONAL ATTAINMENT



STEM DEGREE COMPLETIONS

COMPLETIONS

Science (Life & Physical)	5,262
Technology	765
Engineering	1,287
Mathematics	177

WEST MICHIGAN POPULATION

13-COUNTY REGION
POPULATION DATA

1,619,133

Population

36.6

Median Age

599,885

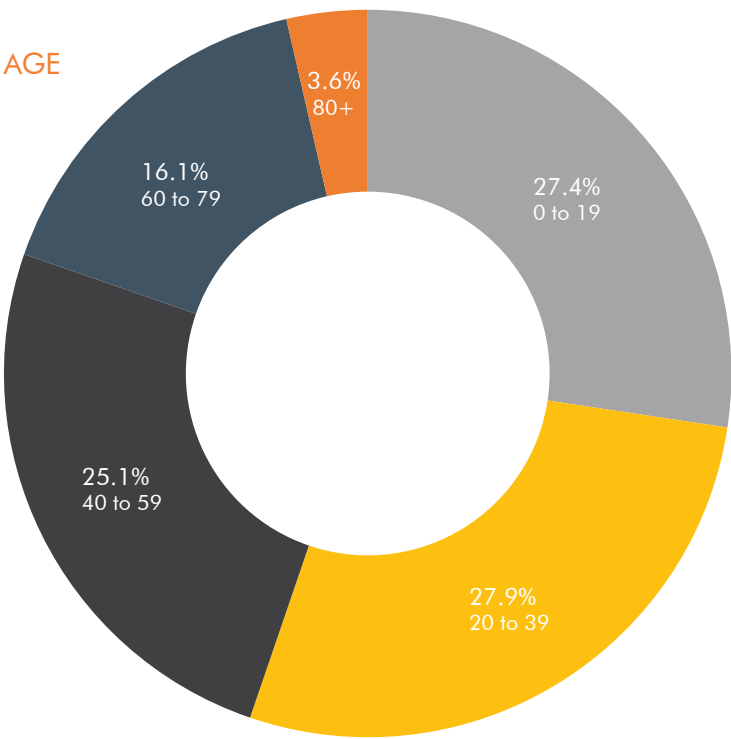
Households

825,594

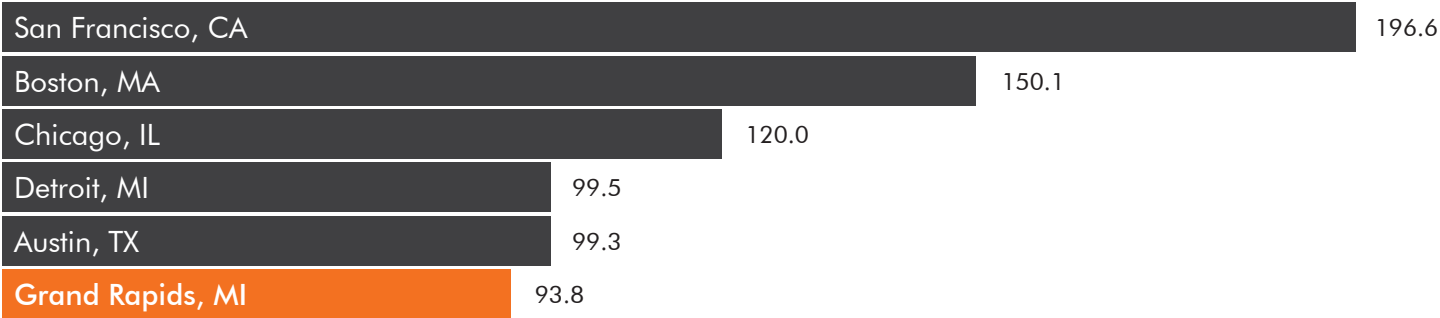
Labor Force

85,483

College Enrollment



COST OF LIVING INDEX



WEST MICHIGAN BUSINESS

INDUSTRIES BY JOB

JOB

%

Manufacturing	160,943	20%
Healthy Care and Social Assistance	99,261	12%
Government	75,345	9%
Retail Trade	75,080	9%
Admin, Support, Waste Mgt. and Remediation	73,710	9%
Accommodations and Food Services	57,991	7%
Construction	42,115	5%
Other Services (except Public Administration)	36,345	5%
Wholesale Trade	34,711	4%
Professional, Science and Technical Services	30,317	4%
Finance and Insurance	24,566	3%
Educational Services (Private)	24,287	3%
Transportation and Warehousing	19,325	2%
Agriculture, Forestry, Fishing and Hunting	17,612	2%
Art, Entertainment, and Recreation	9,789	1%
Real Estate and Rental and Leasing	8,367	1%
Information	6,958	1%
Management of Companies and Enterprises	6,519	1%
Utilities	2,317	0.3%
Mining, Quarrying, and Oil and Gas Extraction	499	0.1%

MAJOR WEST MICHIGAN COMPANIES

PROJECT DEVELOPER



www.franklinpartners.net

Our team is as innovative and adaptable as the real estate we acquire, develop, manage and build. Since 1995, Franklin Partners has brought its focus on quality and innovation to more than 20-million square feet of commercial real estate. Our experience allows us to be adaptable in an ever-changing real estate market, embracing opportunities that require challenging the status quo, bringing new life to under-utilized assets. Our portfolio spans Illinois, Michigan, Ohio, and Missouri, where we acquire, redevelop, build, manage and own real estate with a focus on industrial, office and land development.

We succeed because our culture of innovation and quality touches everything we do. We work with the best and we look to what hasn't been done—yet. Our ability to form a creative team to assess opportunities from the inside out builds trusting relationships with our investors, tenants and partners.

We take pride in our work, from hospitality-inspired property management, to leading edge redevelopment. Our experience allows us to be adaptable across investment, development, property management and new construction.



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