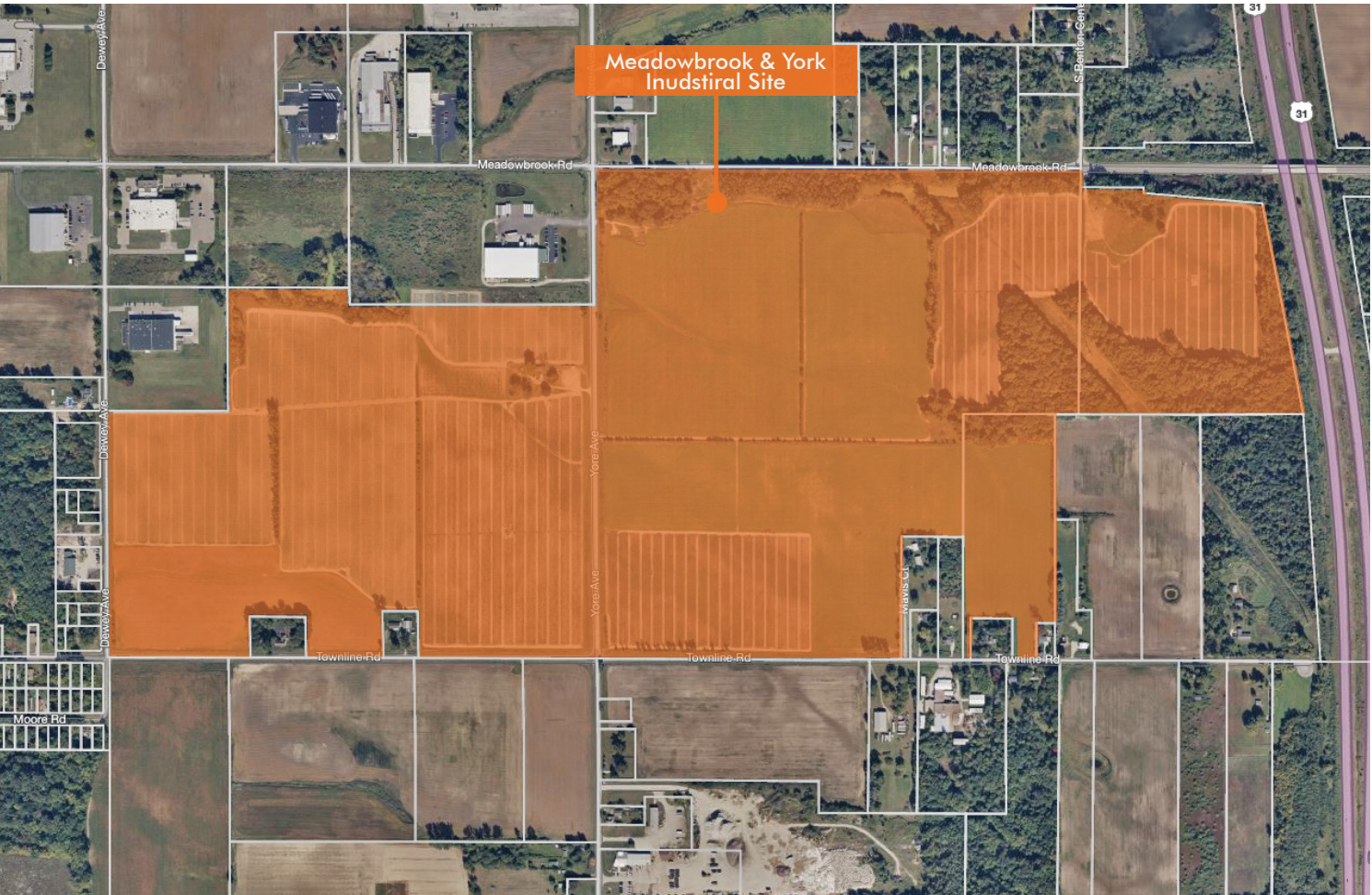


UP TO 285 ACRES MEADOWBROOK & YORE INDUSTRIAL SITE

2274 Yore Avenue, Benton Harbor, MI 49022



www.AdvantageCRE.com



BUILD- TO-SUIT

Rare opportunity to be a part of the Meadowbrook & Yore Industrial Site. This Industrial Park is located Between US-31 and I-94 in Berrien County, just north of the Indiana border. The developer will do build-to-suit for industrial users or sell industrial lots to users. 285 acres are available.

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Developed by



www.franklinpartners.net

UP TO 285 ACRES

MEADOWBROOK & YORE INDUSTRIAL SITE

2274 Yore Avenue, Benton Harbor, MI 49022



Total Area:	285 Acres
Zoning & Entitlements:	Heavy Industrial: Zoning ordinance intent supports data center use 1,500,000 SF of shell coverage available per zoning guidance
Access:	1-94 via Meadowbrook Road less than 2 miles away
Site Due Diligence Completed:	Phase 1 environmental study, geo-technical studies, topographical analysis and maps, boundary survey, wetlands delineation map, floodplain boundaries, archaeological findings, threatened/endangered species review.
Available Power Service:	400 MW - Available in 32 months delivery. 1000 MW service available. Power delivery via new on-site substation supplied by four new 138 kV lines tapping into two 138kV systems on site.
Power Service Providers:	Local distribution - AEP (Indiana Michigan Power) Transmission - AEP Transmission ISO - PJM
Power Rates:	Economic Development Rider: \$0.052/kWh all-in rate for 60 months quoted Long-term tariff: \$0.069/kWh all-in rate quoted
Power Mix:	Nuclear: 53% Renewable: 12% Coal: 35% with an 80% reduction targeted in 2030
Fiber:	Local options include level (3) long-haul, Windstream, ExteNet Systems, Hudson Fiber, Everstream, ACD and MetroNet Fiber
Water:	1.2 MGD via 12" main to the site
Sewer:	0.8 MGD via 24" main to the site

