

KEY SITE FEATURES

<u>Attribute</u>	<u>Details</u>
Power Capacity (Consumers Energy)	9 MW (scalable)
Substations	Directly adjacent, 138kV feed available
Carrier-Class Fiber Access/ Redundant Paths Possible	Frontier, Midwest Energy & Communications
Connectivity	10ms to Detroit, 20ms to Chicago (estimated)
Water / Sewer Capacity	12" water main / 10" sewer
Natural Gas (DTE/Citizens)	4" 60 PSIG main, up to 200 million BTU/hour flow
Risk Profile	Low flood (FEMA Zone X), low seismic, no wetlands
Location	60 minutes from regional workforce pool of 2.5 million; Central Midwest connectivity offering fast access to I-75, US-223, and major freight routes toward Detroit and Toledo
Zoning	I-1 Industrial
Parcel Size	155 Acres / Flexible
Permitting	Fast-track friendly
Environmental Diligence	Phase I Clean/Soil Samples Performed (17)
Survey(s)	Certified ALTA/TOPO Surveys Performed