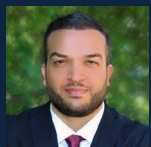




# FORMER DATA CENTER

13,212 SF WITH HEAVY POWER AND UTILITIES ON SITE

6080 Jet Street, Oscoda, MI 48750



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# INVESTMENT HIGHLIGHTS



## ASKING PRICE

\$775,000



## POWER

3 PHASE; 480 VOLT



## ZONING

WI  
(WURTHSMITH INDUSTRIAL)



## APN

06602130003000



## YEAR BUILT

1963



## BUILDING SIZE

13,212 +/- SF



## LOT SIZE

3.6 ACRES



## PROPERTY TYPE

DATA CENTER



# PROPERTY HIGHLIGHTS

**Multiple Fiber Providers:** Multi-carrier fiber connectivity with AT&T, Sprint, and Spectrum, enhanced by a carrier POP less than ¼ mile away for low-latency, high-bandwidth network access.

**Secure Facility:** Fully secured facility with controlled access at every point — all exterior and interior doors are individually locked for maximum security.

**Original Structured Cabling:** Cat-6 lines run through ceiling pathways, with every room home-run back to the data room and terminated at the central network switch.

**Former Data Center Facility:** Purpose-built with a historical data center use, significantly reducing redevelopment risk and permitting hurdles for similar reuse.

**Robust Power Infrastructure:** Features 3-phase 480-volt electrical service paired with a 450 KW Onan standby generator, delivering the capacity, redundancy, and reliability required for mission-critical data center operations.

**Secure, Controlled-Access Location:** Located within the Oscoda Air Force Base, offering a highly secure environment attractive to government, defense, cloud, and enterprise users.

**Cost-Efficient, Low-Risk Market:** Northern Michigan location offers lower land costs, reduced energy pricing volatility, and minimized natural disaster exposure compared to major metro markets.

**Strategic Secondary Market Advantage:** Ideal for operators seeking geographic redundancy, disaster recovery, or edge computing presence outside primary Tier-1 data center hubs.



# PROPERTY OUTLINE



OFFERING MEMORANDUM  
6080 JET STREET | OSCODA, MI



# SITE OVERVIEW





# EXTERIOR PHOTOS



OFFERING MEMORANDUM  
6080 JET STREET | OSCODA, MI



# INTERIOR PHOTOS





# LOCATION OVERVIEW

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Oscoda, Michigan offers a compelling location for data center real estate investment, combining infrastructure readiness with long-term cost and risk advantages. Situated along the Lake Huron shoreline in Northeast Michigan, the area benefits from historically strong industrial and utility infrastructure, supporting reliable power delivery and available capacity. Michigan's diversified energy mix and competitively priced electricity provide data center operators with dependable service and flexibility to pursue renewable or carbon-aligned power strategies. The region's cool, temperate climate represents a meaningful operational advantage, allowing for extended free-air and water-side cooling and improved energy efficiency throughout the year.

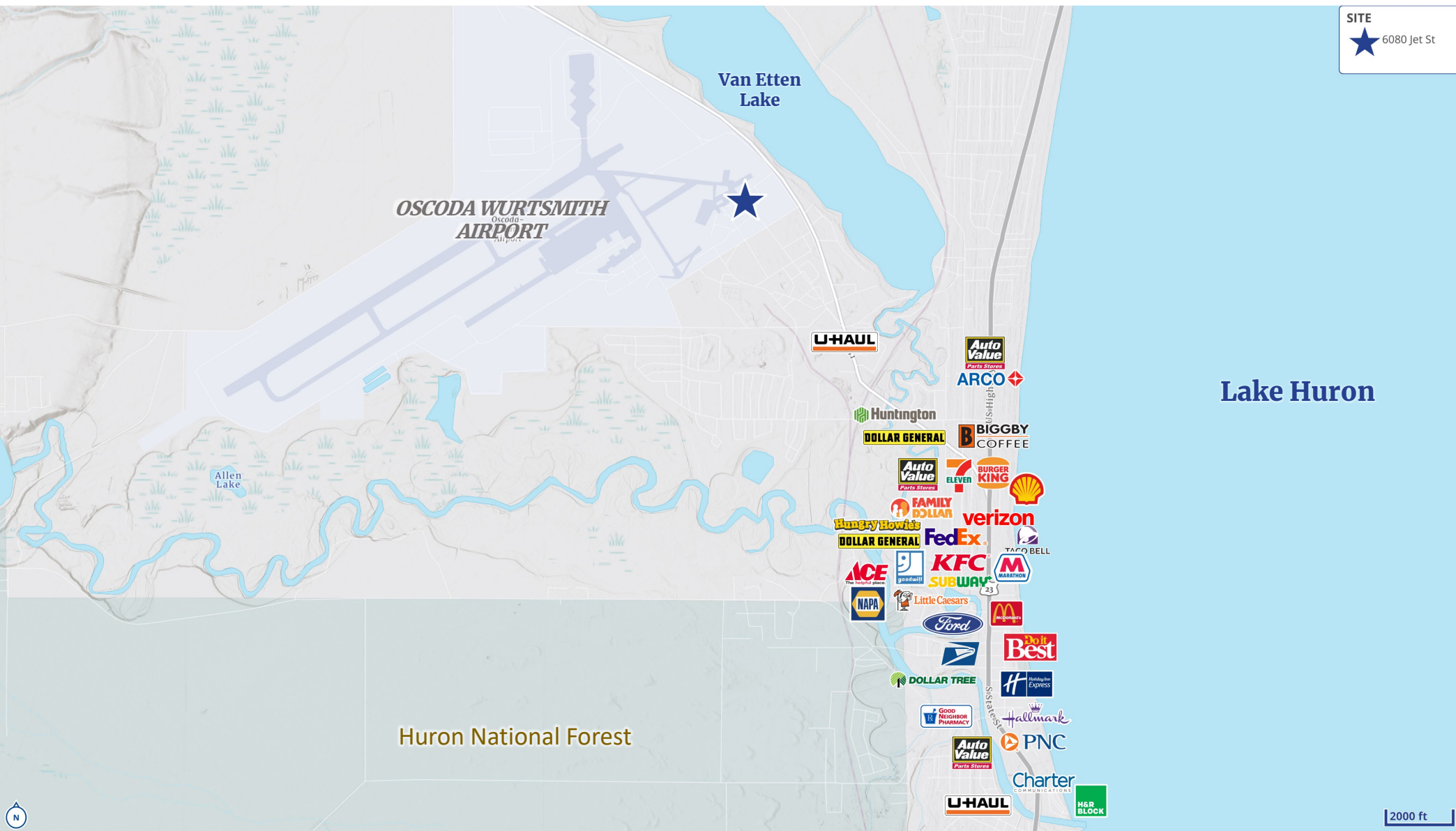
Oscoda is largely insulated from seismic activity, extreme heat, hurricanes, wildfires, and coastal flooding that increasingly threaten traditional data center markets. This low natural disaster risk profile enhances uptime reliability, reduces insurance exposure, and supports business continuity planning for mission-critical operations.

Oscoda also offers strong development fundamentals, including large, affordable tracts of industrial-zoned land suitable for phased or campus-style data center deployment. Its strategic positioning within the Great Lakes region enables low-latency connectivity to Midwest and Ontario population centers, making it well-suited for edge deployments, redundancy sites, and secondary hyperscale campuses.

Combined with a stable workforce, supportive local governance, and significantly lower land and construction costs than Tier I markets, Oscoda presents a scalable, resilient platform for next-generation digital infrastructure investment.

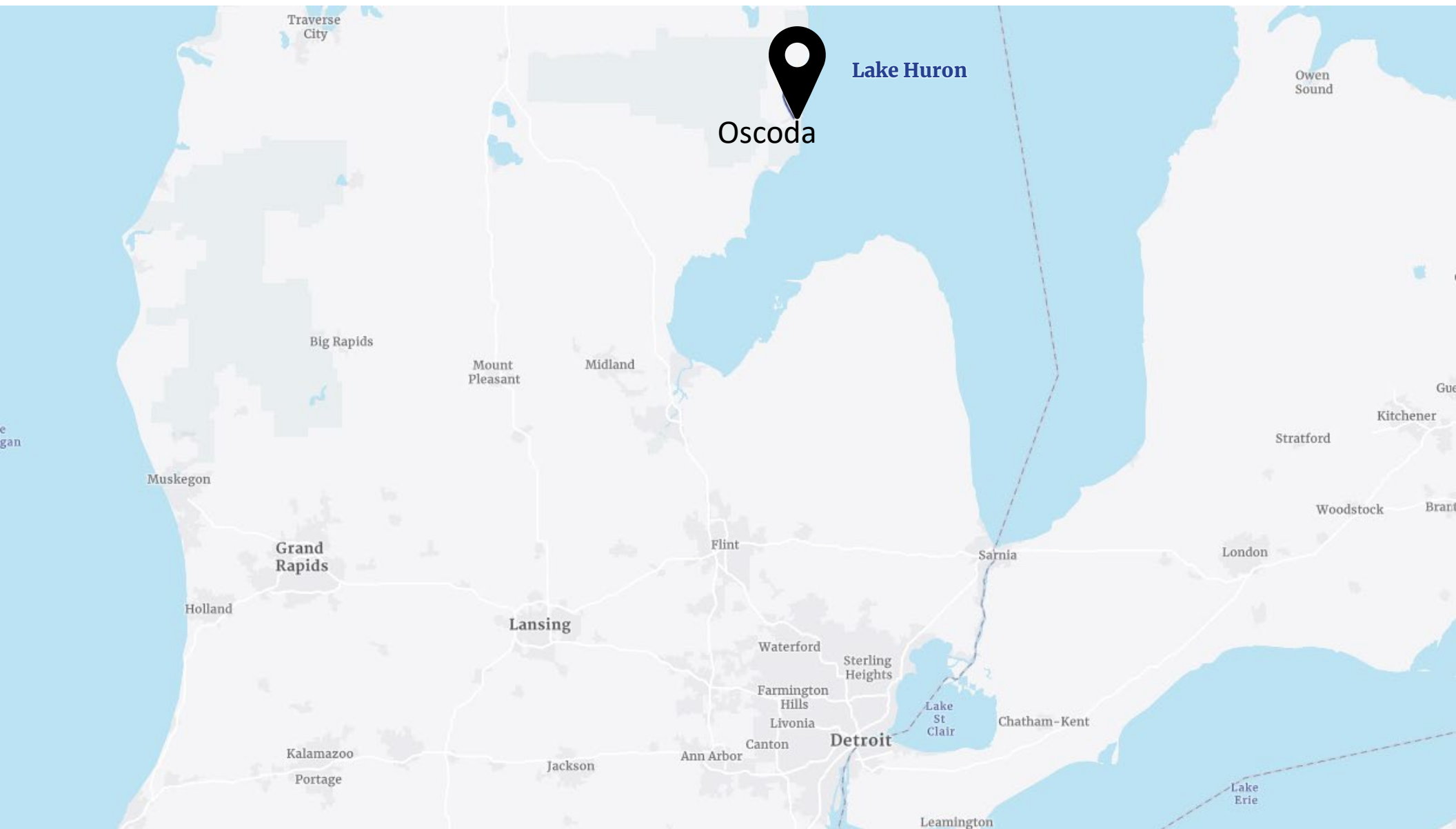


# LOCAL OVERVIEW





# REGIONAL OVERVIEW



OFFERING MEMORANDUM  
6080 JET STREET | OSCODA, MI

**ONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES





# LOCATION DEMOGRAPHICS

Current Year Summary	5 mile radius	10 mile radius	15 mile radius
Total Population	8,559	11,533	18,922
Total Households	4,019	5,387	8,899
Total Family Households	2,244	3,030	5,060
Average Household Size	2.13	2.14	2.11
Median Age	50.5	52.3	53.6
Population Age 25+	6,577	8,947	14,774
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.12%	-0.08%	-0.26%

Current Year Income & Household Summary	5 mile radius	10 mile radius	15 mile radius
Median Household Income	\$45,166	\$48,194	\$49,898
Average Household Income	\$56,786	\$61,635	\$65,761
Per Capita Income	\$26,483	\$28,867	\$30,782

Current Year Summary Business Data	5 mile radius	10 mile radius	15 mile radius
Total Businesses	345	404	869
Total Daytime Population	9,123	11,203	19,984
Daytime Population: Workers	3,896	4,152	8,505
Daytime Population: Residents	5,227	7,051	11,479

## IN 15-MILE RADIUS



POPULATION  
18K+

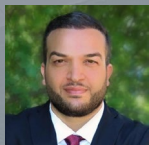


TOTAL  
HOUSEHOLDS  
8K+



AVERAGE  
INCOME  
\$65K+





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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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