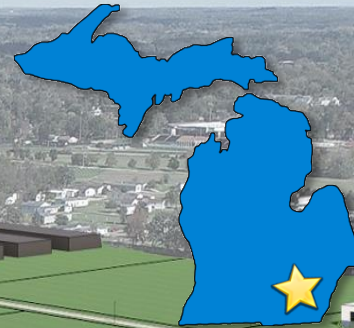


# PREMIER INDUSTRIAL PARK SITE

NEW 155 ACRE Contiguous Parcel



1610 & 1900 W. Beecher St  
**Adrian, Michigan 49221**

(Parcel ID: XA0-104-3155-01)

(Parcel ID: XA0-104-3900-01)

AI DATA CENTER - MANUFACTURING - WAREHOUSING - LOGISTICS -  
MARIJUANA



# PREMIER SITE LOCATION



60 minutes from  
2.5 million people



# INDUSTRIAL USES

## AI DATA CENTER

NOT IN A FLOOD ZONE  
EXISTING FIBER  
MULTIPLE SUBSTATIONS WITHIN A MILE RADIUS  
ABILITY TO SCALE UP TOTAL POWER CAPACITY

## MANUFACTURING

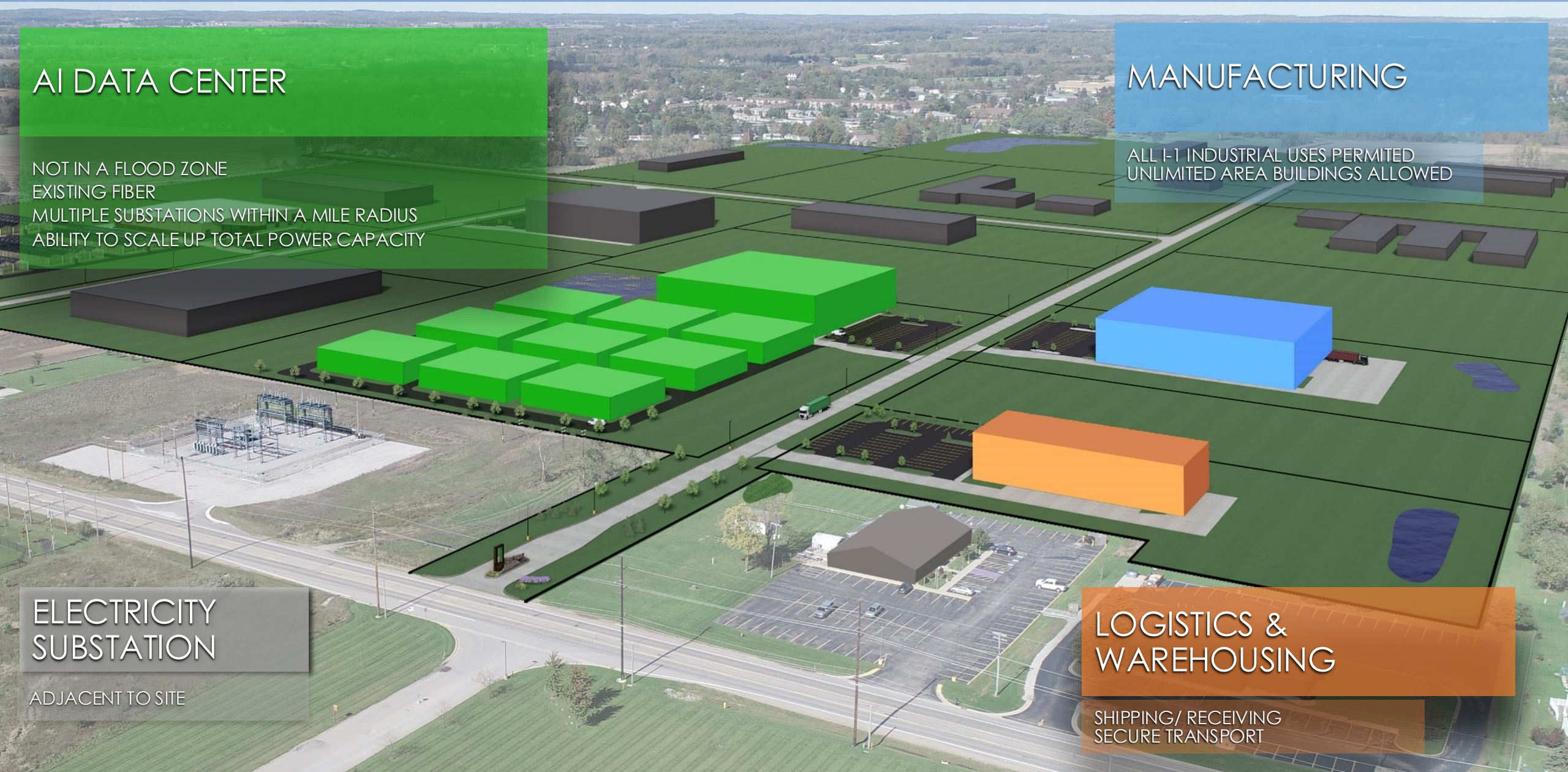
ALL I-T INDUSTRIAL USES PERMITTED  
UNLIMITED AREA BUILDINGS ALLOWED

## ELECTRICITY SUBSTATION

ADJACENT TO SITE

## LOGISTICS & WAREHOUSING

SHIPPING/ RECEIVING  
SECURE TRANSPORT





# GENERAL SITE FEATURES



I-1 industrial zoning



Located adjacent to electrical substation



Utilities: 12" water main, sewer, and natural gas



Flexible parcel sizing



No registered wetland



No environmental issues (PHASE I – Clean) | Soil samples performed (17)



Flat, buildable, clean land



Accommodates ALL marijuana uses, including unlimited stacking.

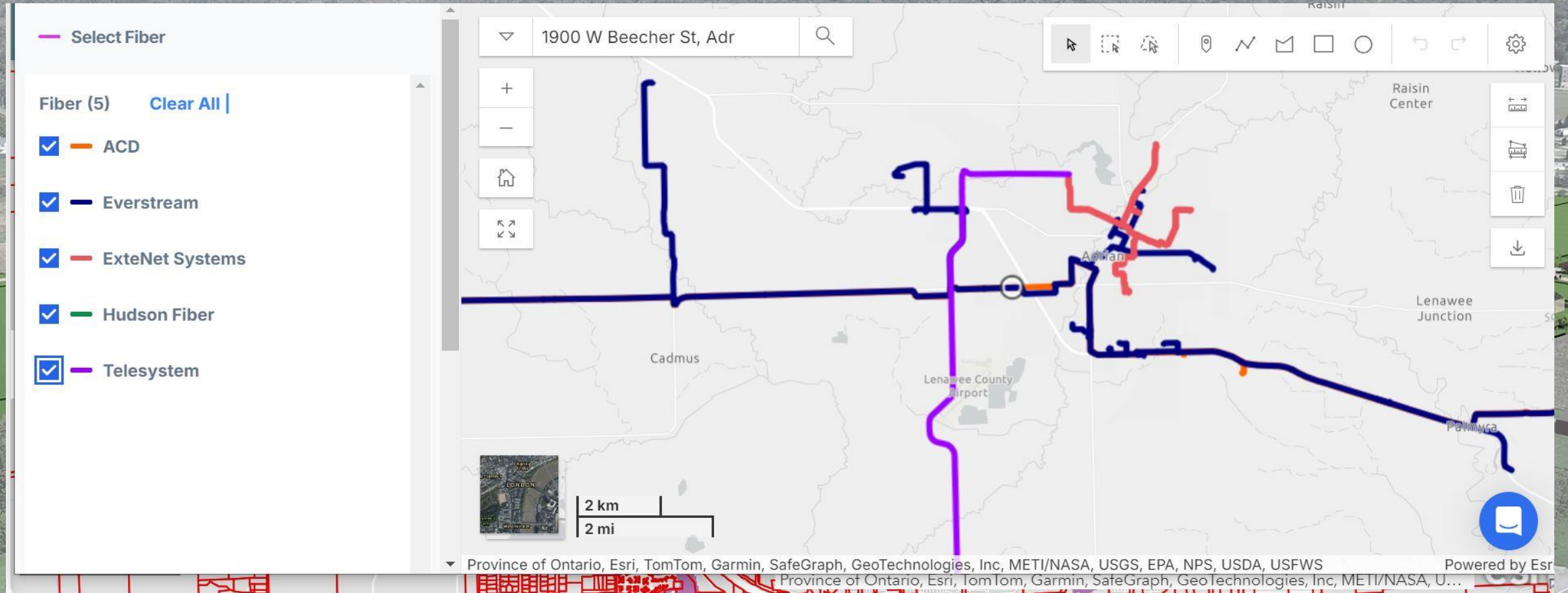


# ELECTRICITY INFRASTRUCTURE

- Distribution system located adjacent to industrial site
- Predicted reliability of up to 99.99% for 7.2/12.47kV system
- Current available capacity 9MW. Additional capacity available
- 138kv system located adjacent to industrial site







# FIBER AVAILABILITY





# NATURAL GAS

-  Gas located at the street
-  4" 60 PSIG main
-  Approximately 100-125 million btu/hr flow year round
-  Approach 200 million btu/hr flow in summer when demand is low





# OPTIONAL PHASED DEVELOPMENT PLAN





# CONTACT

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