

INDUSTRIAL ZONING – FLAT, CLEAN, SHOVEL-READY LAND

ADVANCED MANUFACTURING

- ALL I-1 INDUSTRIAL USES PERMITTED
- ALL MAJOR UTILITIES AT THE STREET (WATER, SEWER, NATURAL GAS)

LOGISTICS & WAREHOUSING

- QUICK INTERSTATE ACCESS
- PROXIMITY TO FREIGHT GATEWAYS
- COMPETITIVE LABOR

ELECTRICITY SUBSTATION

DIRECT ADJACENCY TO HIGH -- CAPACITY ELECTRICAL SUBSTATION

E-COMMERCE FULFILLMENT

- PROXIMITY TO MAJOR PARCEL HUBS -- WITHIN 1 HOUR OF FEDEX AND UPS DISTRIBUTION CENTERS IN TOLEDO/ANN ARBOR, ENABLING LATE CUTOFF TIMES FOR OUTBOUND SHIPMENTS
- 1 DAY GROUND SHIPPING TO OVER 50% OF US AND CANADIAN CONSUMERS

