



AMERICAN CENTER FOR MOBILITY  
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Colliers

# The American Center for Mobility **Technology Park**

150,000 – 227,000 SF Available  
Industrial / R&D BTS Site  
**For Lease**

**Patrich Jett, SIOR, MCR, LEED AP**  
Senior Vice President  
734 660 0763  
Patrich.Jett@colliers.com

**Access to Heavy Power - up to 90 MW Possible**

Colliers International Detroit  
400 W. 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
[www.colliers.com/detroit](http://www.colliers.com/detroit)



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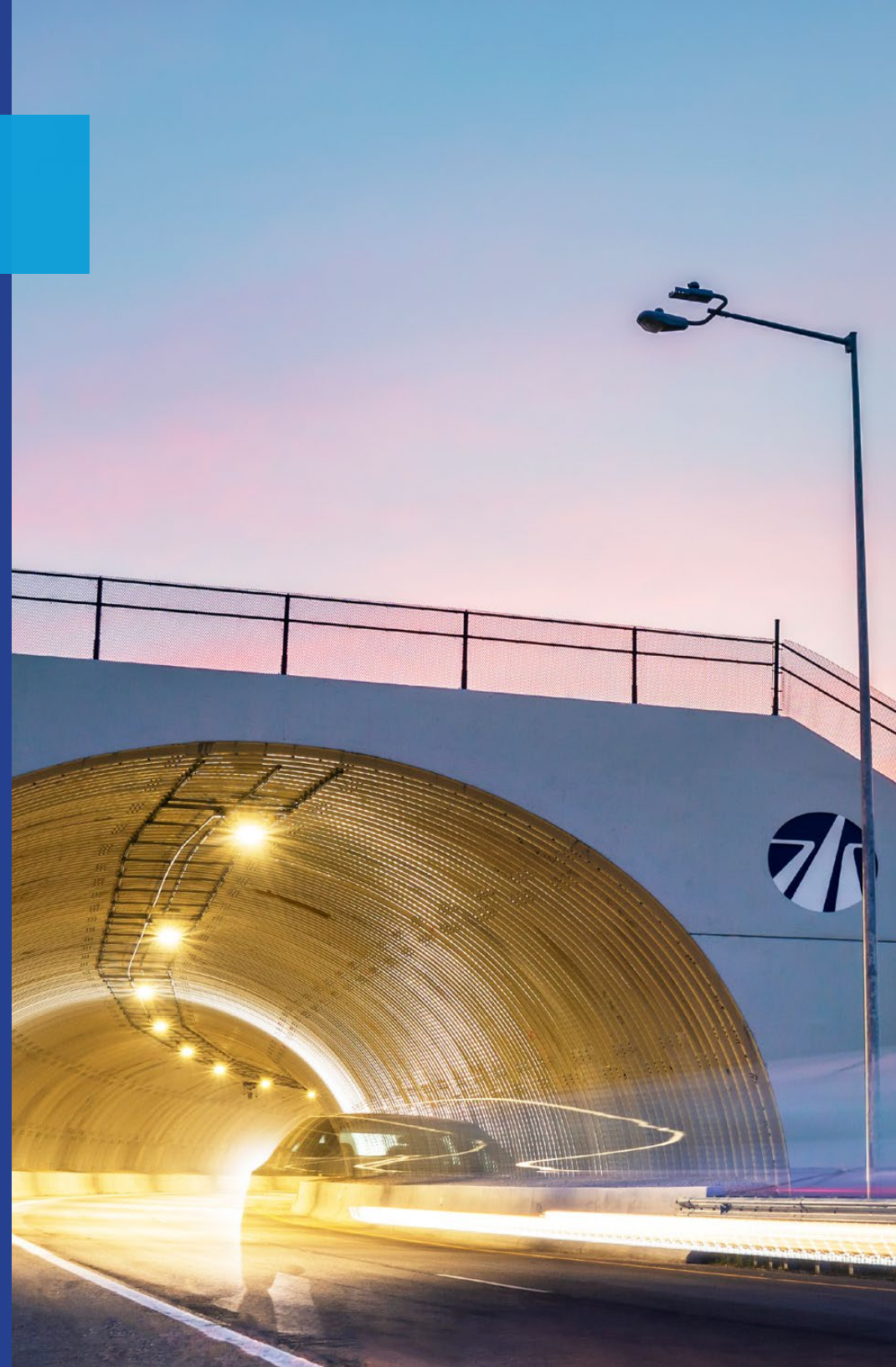
# Property Overview

## ACM Technology Park

2701 Airport Drive, Ypsilanti, MI

### Ideal Location for Advanced Transportation Site Selection Projects

- 150,000 - 227,000 SF with up to 22 Loading Docks
- 101 Trailer Parking Spaces Possible
- 227 Employee Parking Spaces
- 90 MW Substation
- 30 MW of Heavy Power Available Immediately
- Power access agreements available to tenants / Heavy Power Users may qualify for DTE's XL Rate
- MEDC Incentives and Tax Abatements available
- Located in Renaissance Zone (state designated tax-free zone)
- 15 miles to Downtown Ann Arbor and the University of Michigan, 15 miles to Detroit Metro Airport, and 35 miles to Downtown Detroit



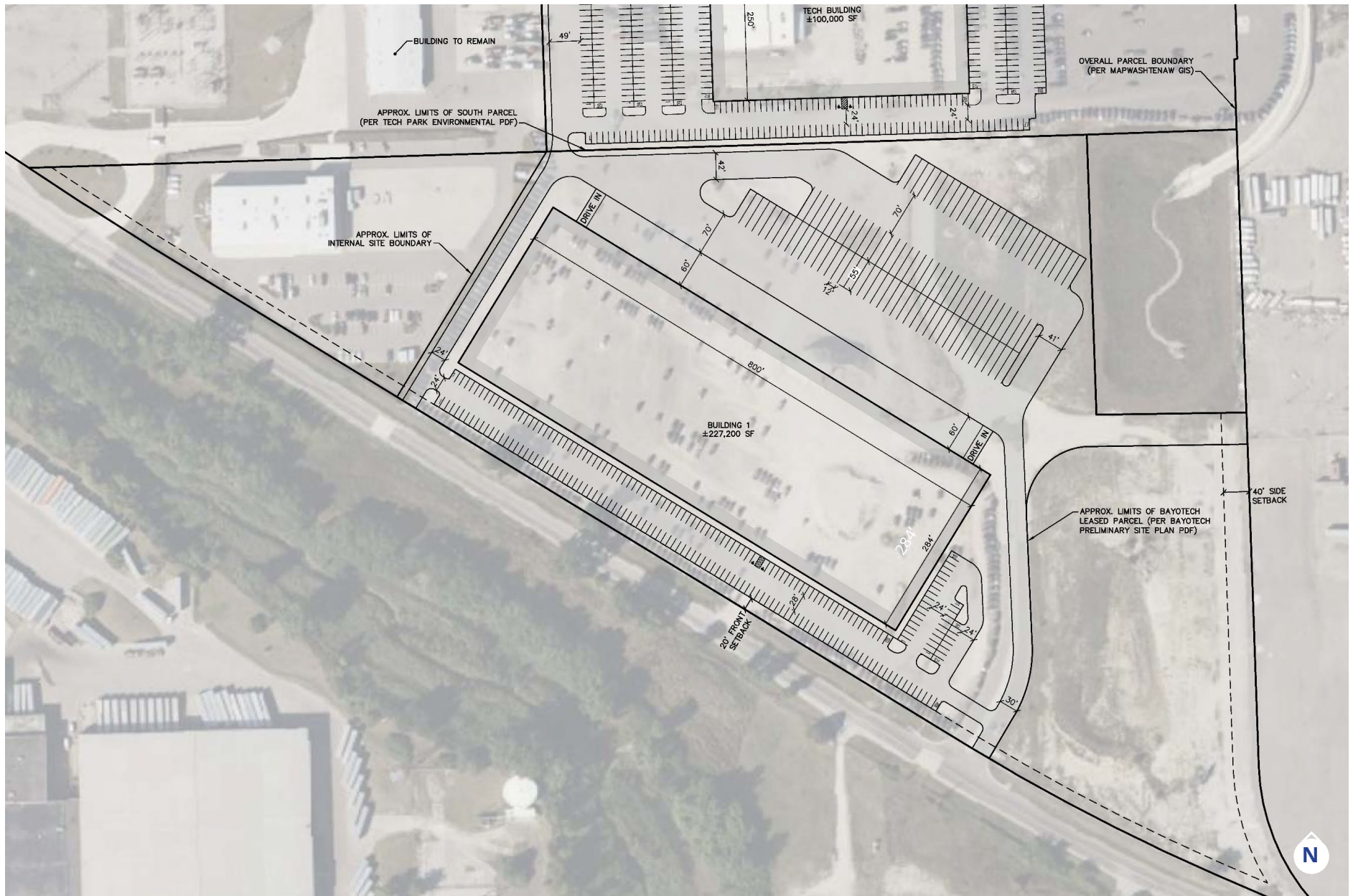


# Specifications

Buildings Features	Building 1
<b>Building Size</b>	150,000 - 227,000 SF
<b>Office Area (SF)</b>	Office to Suit
<b>Clear Height</b>	36'
<b>Column Spacing</b>	54' x 50'; 60' speed bay at docks
<b>Loading Docks</b>	Up to 22 Dock Doors
<b>Drive In Doors</b>	2 Drive In Doors
<b>Car Parking</b>	Up to 227 spaces
<b>Trailer Parking</b>	Up to 101 spaces
<b>Truck Court Depth</b>	200'
<b>Building Construction</b>	Precast
<b>Fire Suppression System</b>	ESFR
<b>Warehouse Lighting</b>	LED
<b>Roof</b>	45 Millimeter
<b>Electrical Power</b>	30 MW Heavy Power Up to 90 MW
Rental	
<b>Asking Rate</b>	Subject to Offer
<b>Operating Expenses</b>	Renaissance Zone

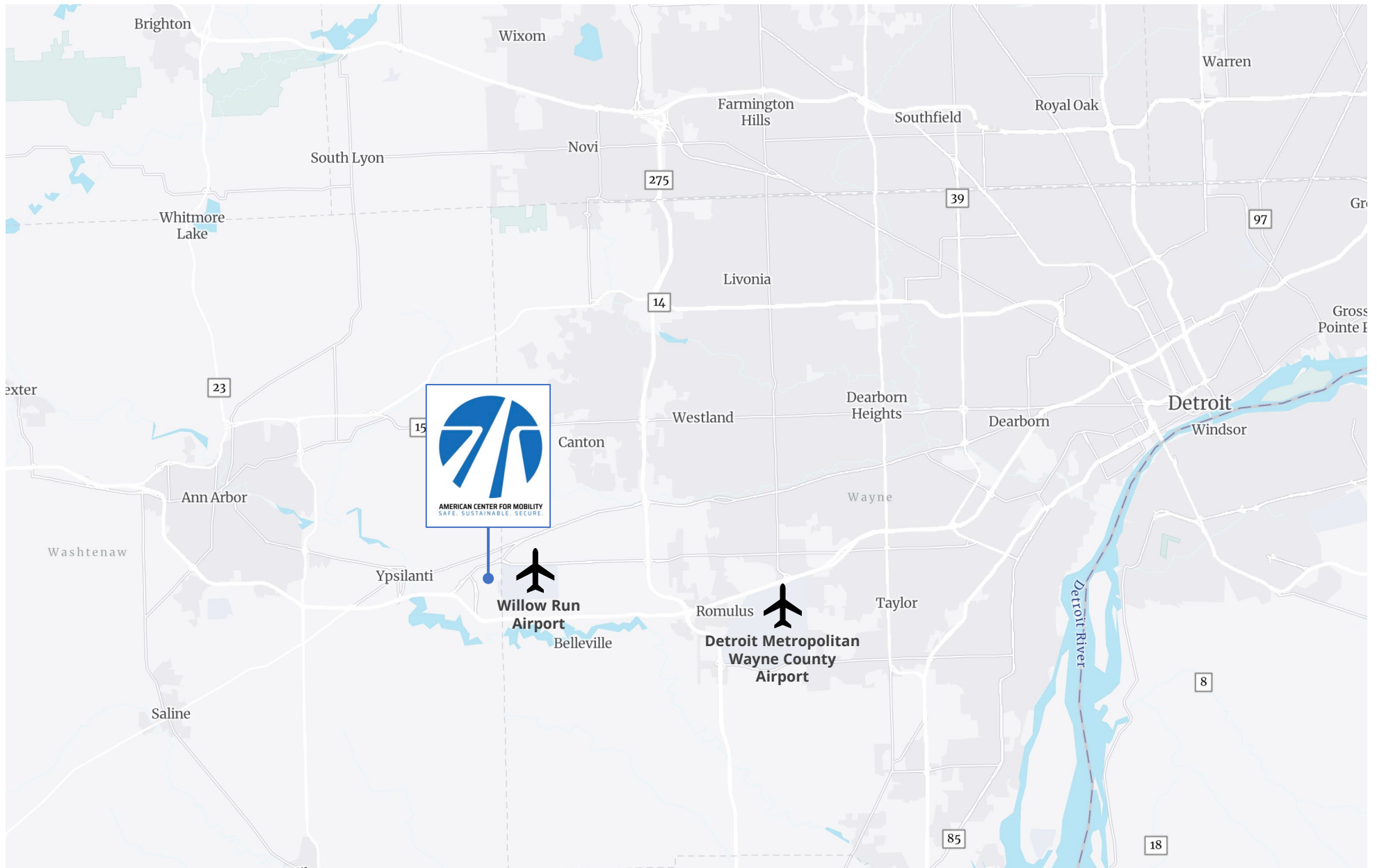


# Site Plan

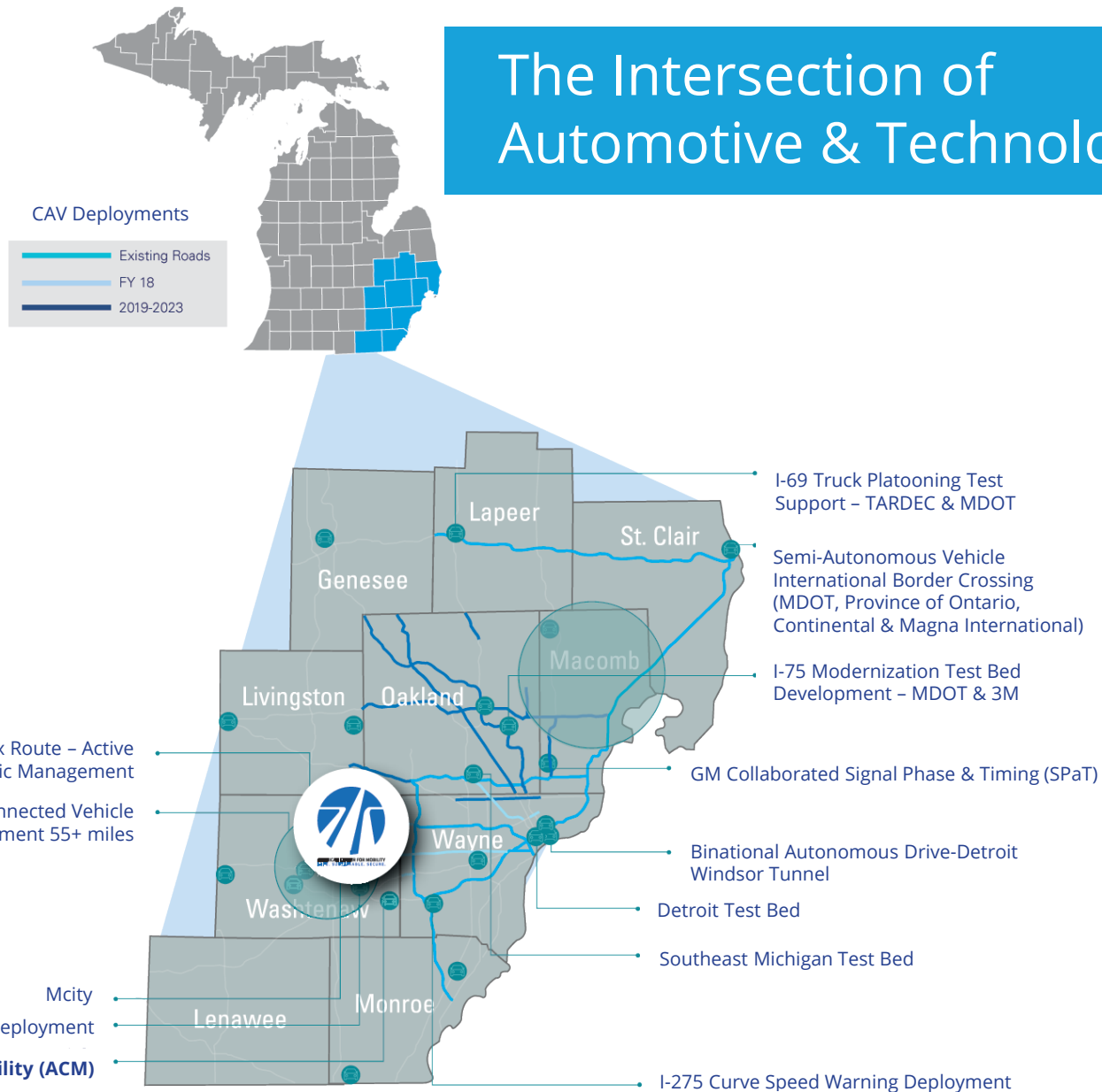




# Property Location



# The Intersection of Automotive & Technology



Source: MDOT, PlanetM & Detroit Regional Chamber Research

As the technology and automotive industries converge, Michigan automakers are actively engaged in partnerships with companies around the globe driving innovation around electrifications, autonomous driving, mobility, and connectivity.

**CONNECTED VEHICLE DEPLOYMENTS.** The Detroit Region leads the nation with a mix of private and public proving grounds, road initiatives, and CAV investments. Additional Michigan investments include statewide CAV data acquisition and weather-responsive information systems, along with signaled intersections in Ingham County.

“The American Center for Mobility serves as one more proof point that Michigan is the most compelling place in the world to do connected and autonomous vehicle testing and development.”

- Paul Krutko, Ann Arbor SPARK  
President & Chief Executive Officer



## AMERICAN CENTER FOR MOBILITY

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**THE AMERICAN CENTER FOR MOBILITY** is recognized globally as the premier Smart City Test Center for the advancement of transportation system technologies. Located at the historic 500-acre Willow Run manufacturing site Ypsilanti Township in Southeast Michigan, American Center for Mobility (ACM) is focused on testing, standard, education and research for the self-certification of autonomous vehicles and other mobility technologies.

### FOUNDING PARTNERS:

ACM was formed through a public private partnership through which industry partners made investments along side the state of MI to establish and build ACM's 500-acre global development center. As part of their investments, founding industry members, sponsors, and service providers were allotted seats on ACM's Industry Advisory Board (IAB) providing them an insider view and allowing them to provide guidance into ACM's strategic direction, facilities & testing capabilities, and service offerings. ACM is extending access to our IAB to long-term campus tenants.



## STATE & LOCAL ECONOMIC INCENTIVES

### MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

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The state is continuing that legacy with MEDC's PlanetM initiative, a partnership of mobility organizations, communities, educational institutions, research and development, and government agencies that are working together to develop and deploy mobility technologies driving the future. <https://www.michiganbusiness.org/>

### ANN ARBOR SPARK

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Home to more than 200 mobility companies that employ over 15,000, the Ann Arbor region is a leading source of connected and autonomous vehicle innovation. Working with its state and local partners, Ann Arbor SPARK is actively accelerating the growth of mobility companies — from startups to global powerhouses — by offering site selection services, help in finding and retaining talented employees, grants, incentives, and other critical support. Ann Arbor SPARK also works to attract mobility companies and job seekers to this region. <https://annarborusa.org/>

### RENIASSANCE ZONE

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ACM's properties are designated as a Renaissance Zone through 2031. This provides for the abatement of about 85% of real and personal property taxes.

### MICHIGAN BUILD READY SITE - CERTIFIED SHOVEL READY

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Site work is completed for the tech park – roads and utilities are in place. Build Ready is defined as a site that has appropriate planning, zoning, surveys, title work, environmental conditions, soil conditions, public infrastructure engineering completed, and the property is available for development.



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