



7934 NEWPORT SOUTH RD NEWPORT, MICHIGAN

**FOR SALE - DATA CENTER
DEVELOPMENT SITE**

For more information, contact:

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ASSOCIATES**
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JIM KERRIGAN, SIOR

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Sale Price	TBD
Acreage	257 Acres ±
Closest Cross Streets	1-75/Swan Creek Rd
County	Monroe
Township	86.03 Acres – Berlin Township 171.35 Acres – Frenchtown Township
Zoning	(MU) Mixed-Use – Berlin Township (AG)-(I1) – Industrial/agricultural Frenchtown Township
Topography	Flat
Rail	Yes – Norfolk Southern & Canadian National Railroad

COMMENTS:

- **Direct access to power/ITC Transmission/DTE Energy**
- Ideal data center site with adjacent access to multiple 345kV lines
- Mixed-use (MU) district regulations (For Berlin Twp., data processing and computing centers is a permitted use.)
- Access to I-275 and I-75 interchange and a direct route to the future Gordie Howe International Bridge, Ambassador Bridge, Port of Monroe, and national distribution routes
- Adjacent to the Meijer Distribution Center and \$150 million Ford Motor Distribution Center
- All utilities available at the site
- Norfolk Southern Railway & Canadian National Railroad access
- Environmental Report Phase I & II (2023) – For the 20.92 AC/86.03 AC only. Parcel 03-001-027-00/07-012-010
- Possible state incentives available

DTE ENERGY/ITC STRATEGIC PARTNERS

Click on the interactive links below to visit each website:



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Environmental Report:	Yes - Phase 1 & II (2023) – 20.92 AC/86.03 AC
Drainage:	Good – tile & ditch
Improvements:	Yes
Restrictions:	None
Alta Survey:	20.92 AC/86.03 AC

UTILITIES

Electric:	DTE Energy ITC Transmission
Gas:	Michigan Gas Utilities 6" high pressure 300PSI at site
Water:	Frenchtown Twp.- Berlin Twp. (Great Lakes Water) 4 million gallons per day at site
Sanitary:	Berlin Charter Township
Fiber Service:	Comcast & Charter Communications

ADJACENT LAND

North:	Public/Mixed-Use - Newport, MI Berlin Twp.
South:	LM – Light Manufacturing/Agricultural Frenchtown Charter Twp.
East:	Norfolk Southern RR & Agricultural land use / Residential
West:	Meijer Distribution Center Industrial – Berlin Twp.

PARCEL INFORMATION

	ACRES	PARCEL NUMBER	ZONING	SURVEY
0 Newport South Road	86.03 – Berlin Twp.	03-001-027-00	(MU) – Mixed Use	YES
0 Newport South Road	20.92 – Frenchtown Twp.	07-012-010-00	I-1 - Industrial	YES
7934 Newport South Road	60.35 – Frenchtown Twp.	07-012-023-00	I-1 Industrial	NO
0 Newport South Road	13.22 – Frenchtown Twp.	07-012-008-00	(A-G) – Agricultural	NO
0 Newport South Road	24.56 – Frenchtown Twp. (Direct Access to 345 kV lines)	07-011-013-00	(A-G) – Agricultural	NO
0 Newport South Road	52.30 – Frenchtown Twp. (Direct Access to 345 kV lines)	07-011-002-00	(A-G) – Agricultural	NO
Total Acreage:	257.38 ±	* Acreage is based on the Tax Assessment Information from Monroe County.		

POWER SERVICE

ITC TRANSMISSION/DTE ENERGY

Service to the 257 AC S Newport Rd would start with a 345-34.5kV substation and grow to include a 345 station for full load requirements.

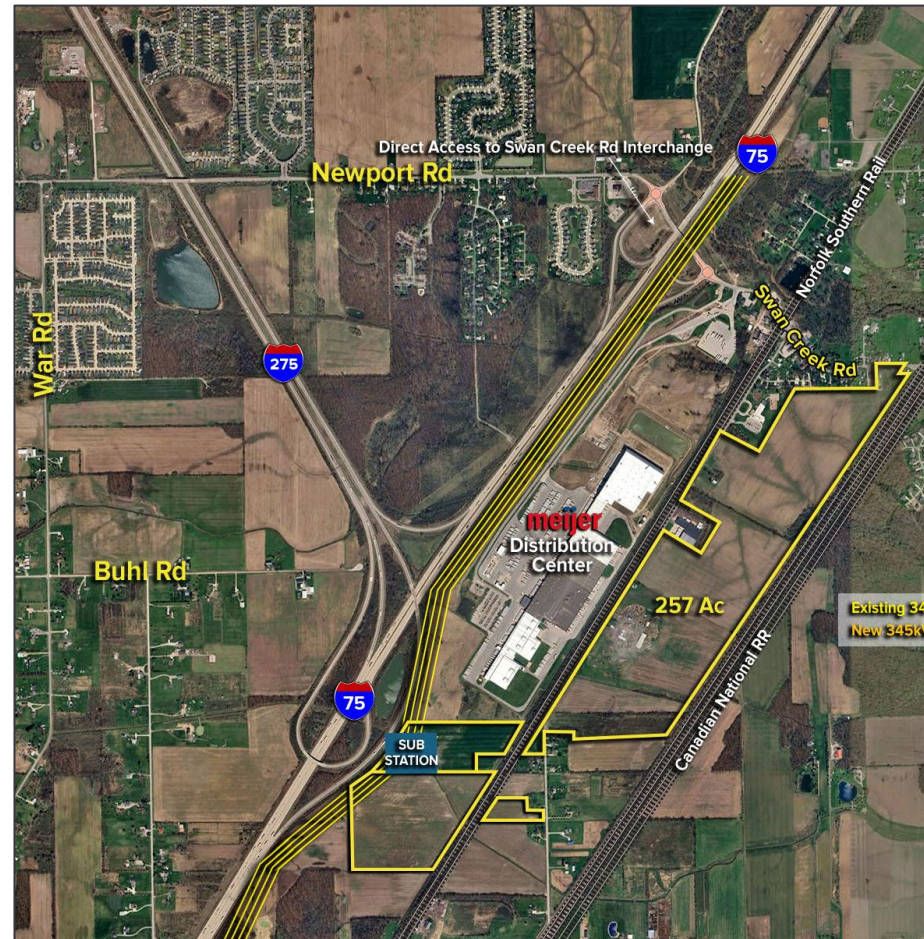
DTE LOAD STUDY – MAY 2025

INITIAL SERVICE FROM 345KV

- Two 345kV radial taps
- Land between 345kV corridor and customer site will need to be secured for line extensions (**This has been secured**)
- This line extension also requires railroad permits
- 345-34.5kV transformers if DTE supplied (240MW/trf)
- Customer can also procure 345-34.5kV equipment
- DTE or Customer to build/own substation
- Maximum connection of 240MW (with n-1)
- Substation should be located as close to 345kV lines as possible (Parcels 07-011-013-00 (24.56 AC) and 07-011-002-00 (52.30 AC))
- Substation footprint: may require 10 acres
- First transformer could be energized in 24-30 months / Second transformer: 6-8 months

LONG TERM SERVICE FROM 345KV

- ITC to build 345kV switching station
- 345-34.5kV transformers if DTE supplied / 150MW/trf or 240MW/trf
- DTE or Customer to build substation, taking connection at 345kV high side breakers
- Maximum connection may exceed 500MW
- Station/Substation should be as close to 345kV corridor as possible to minimize line extension needs (i.e. new towers)
- Station + Substation footprint: may require >20 acres
- Third 345kV transformer could be energized in 48-60 months from new 345kV station



FIBER LOCATOR



Newport South Road

Newport S Rd, Berlin Township, MI, USA

Metro Networks

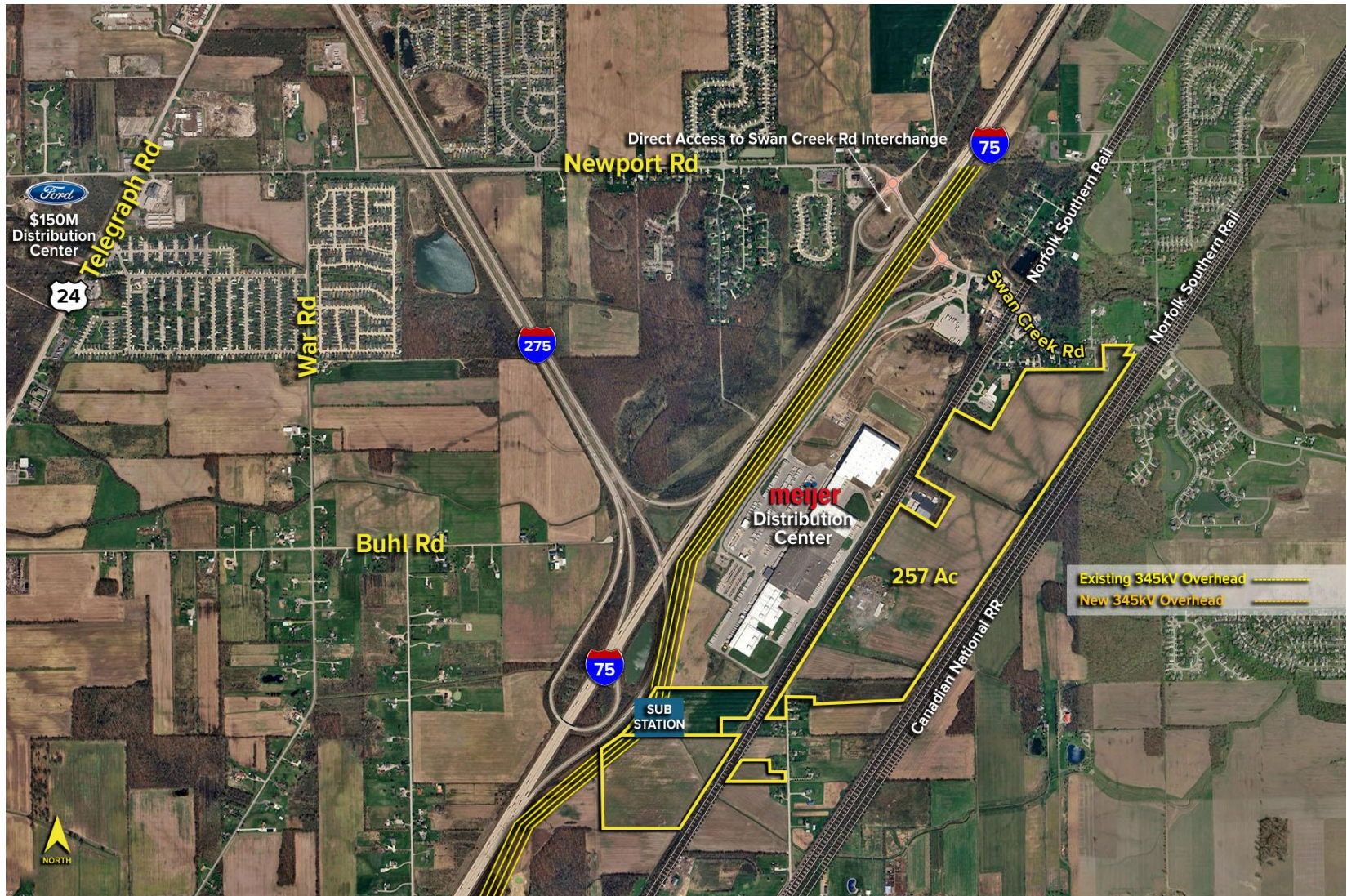
- ✓ 123Net
- ✓ Crown Castle
- ✓ Everstream
- ✓ Uniti Fiber
- ✓ Windstream
- ✓ Windstream - Dark

Long Haul Networks

- ✓ 123Net
- ✓ Windstream
- ✓ Zayo North America



AERIAL VIEW



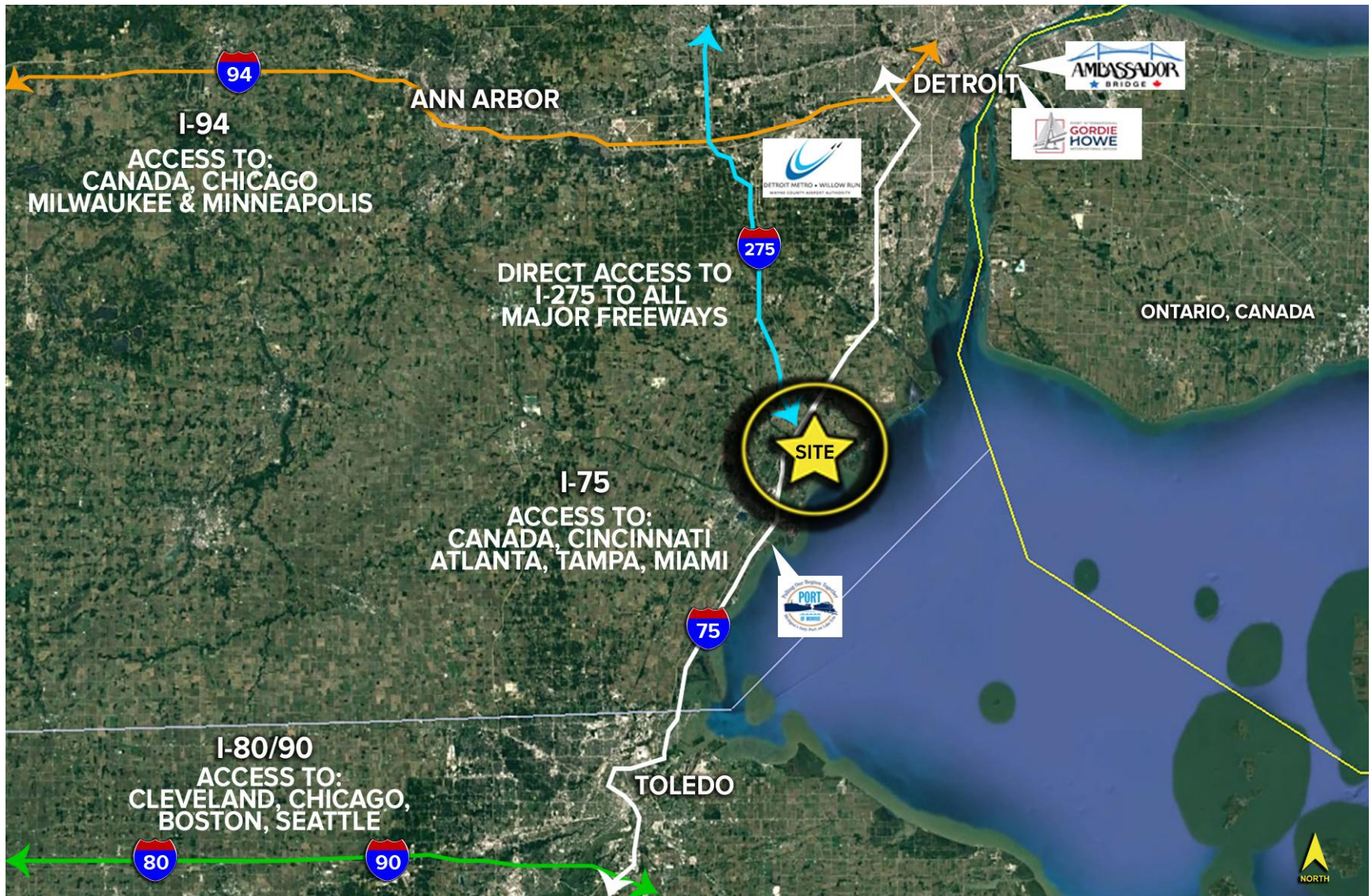
MONORE COUNTY GIS SITE MAP



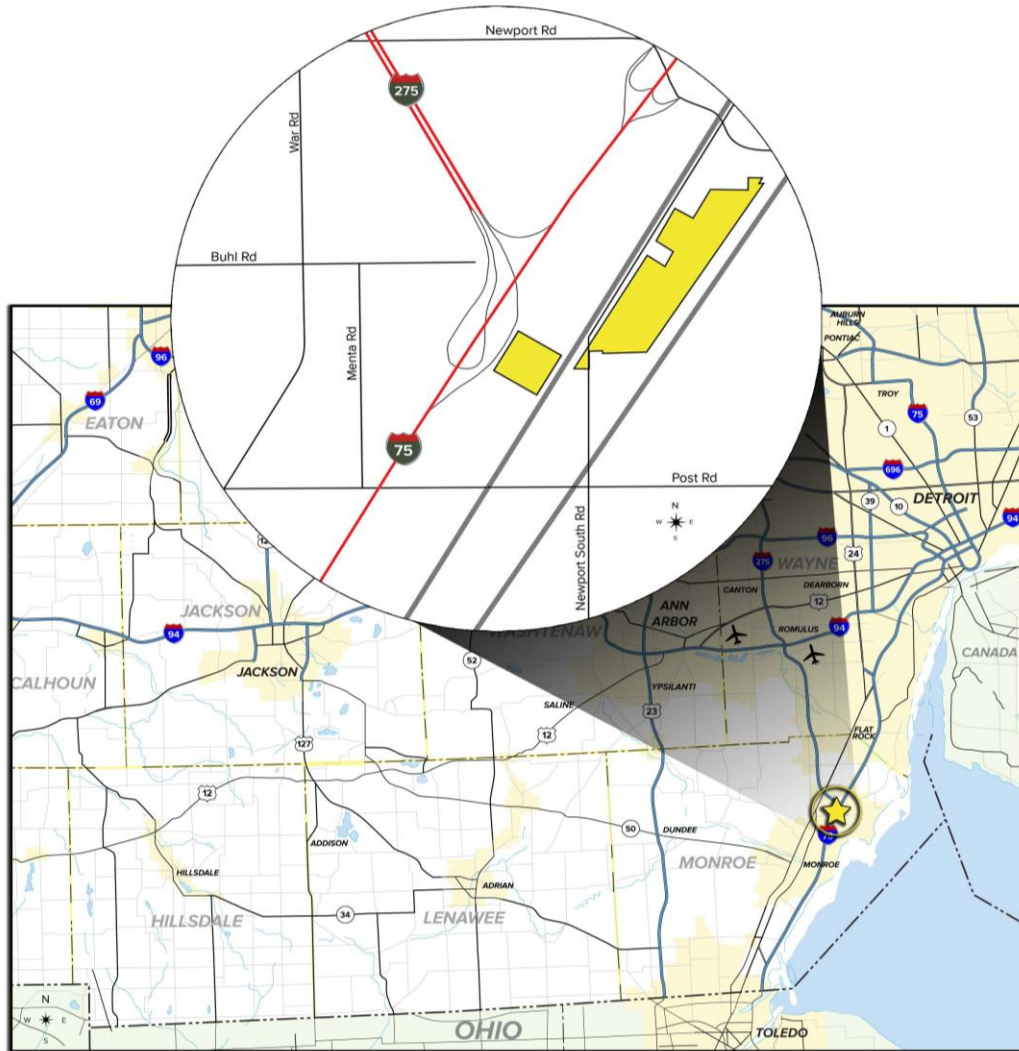
PROPERTY IMAGES



AREA MAP



AREA MAP



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