



# 7934 NEWPORT SOUTH RD NEWPORT, MICHIGAN

For more information, contact:

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**FOR SALE - DATA CENTER  
DEVELOPMENT SITE**

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ASSOCIATES**  
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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		UTILITIES	ADJACENT LAND
<b>Environmental Report:</b>	Yes - Phase 1 & II (2023) – 20.92 AC/86.03 AC	<b>Electric:</b> DTE Energy ITC Transmission	<b>North:</b> Public/Mixed-Use - Newport, MI Berlin Twp.
<b>Drainage:</b>	Good – tile & ditch	<b>Gas:</b> Michigan Gas Utilities 6" high pressure 300PSI at site	<b>South:</b> LM – Light Manufacturing/Agricultural Frenchtown Charter Twp.
<b>Improvements:</b>	Yes	<b>Water:</b> Frenchtown Twp.- Berlin Twp. (Great Lakes Water) 4 million gallons per day at site	<b>East:</b> Norfolk Southern RR & Agricultural land use / Residential
<b>Restrictions:</b>	None	<b>Sanitary:</b> Berlin Charter Township	<b>West:</b> Meijer Distribution Center Industrial – Berlin Twp.
<b>Alta Survey:</b>	20.92 AC/86.03 AC	<b>Fiber Service:</b> Comcast & Charter Communications	

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.

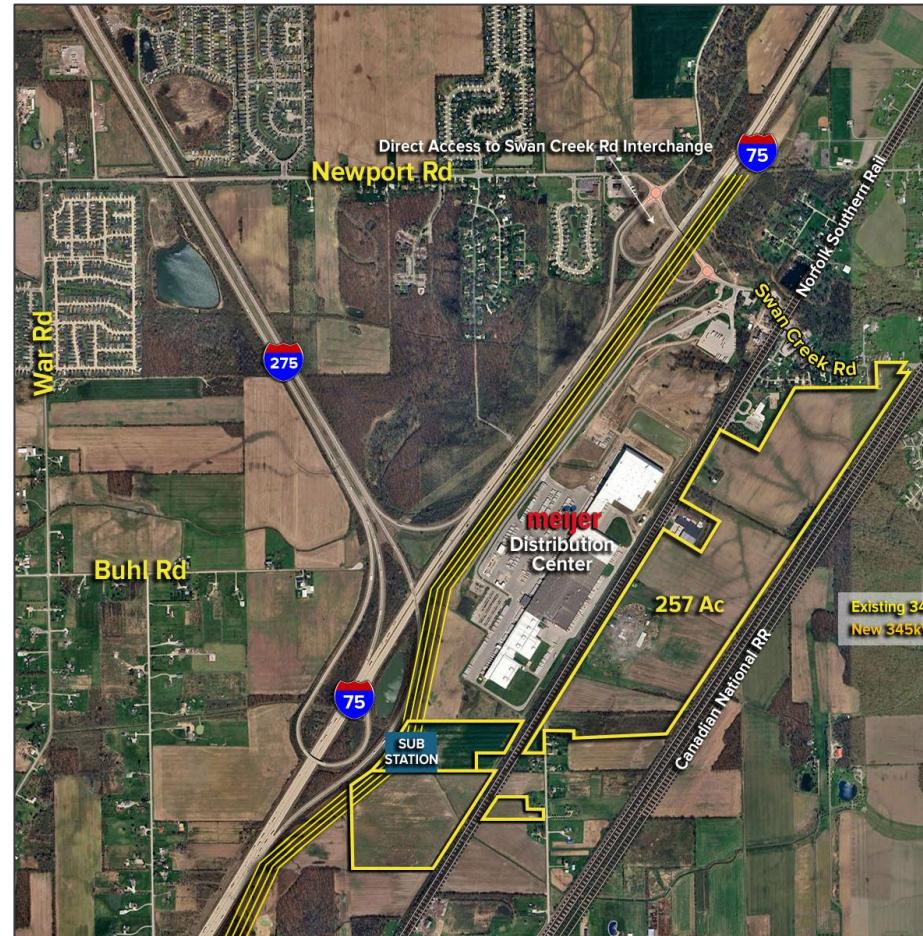
### DTE LOAD STUDY – MAY 2025

#### 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



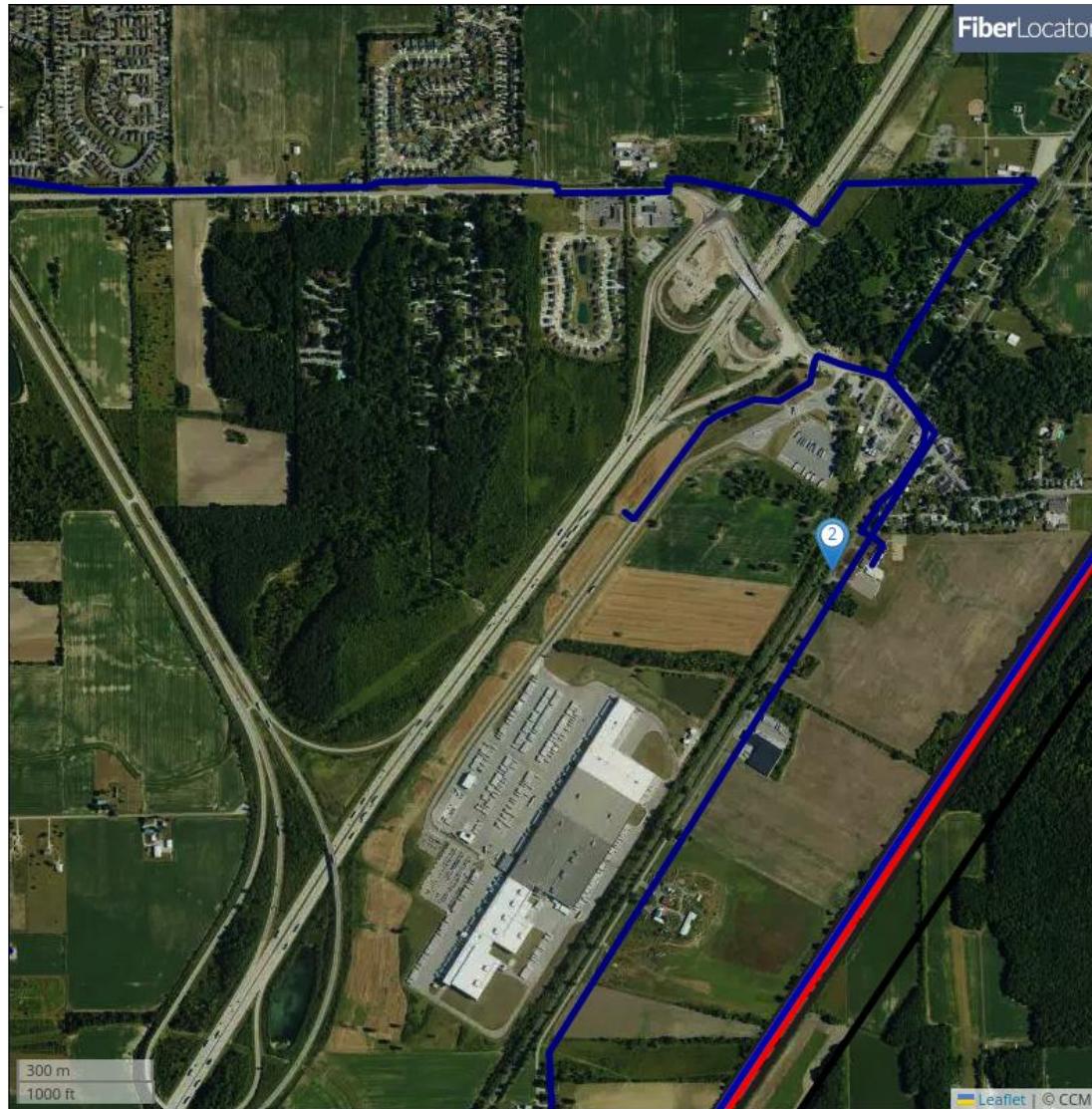
# FIBER LOCATOR



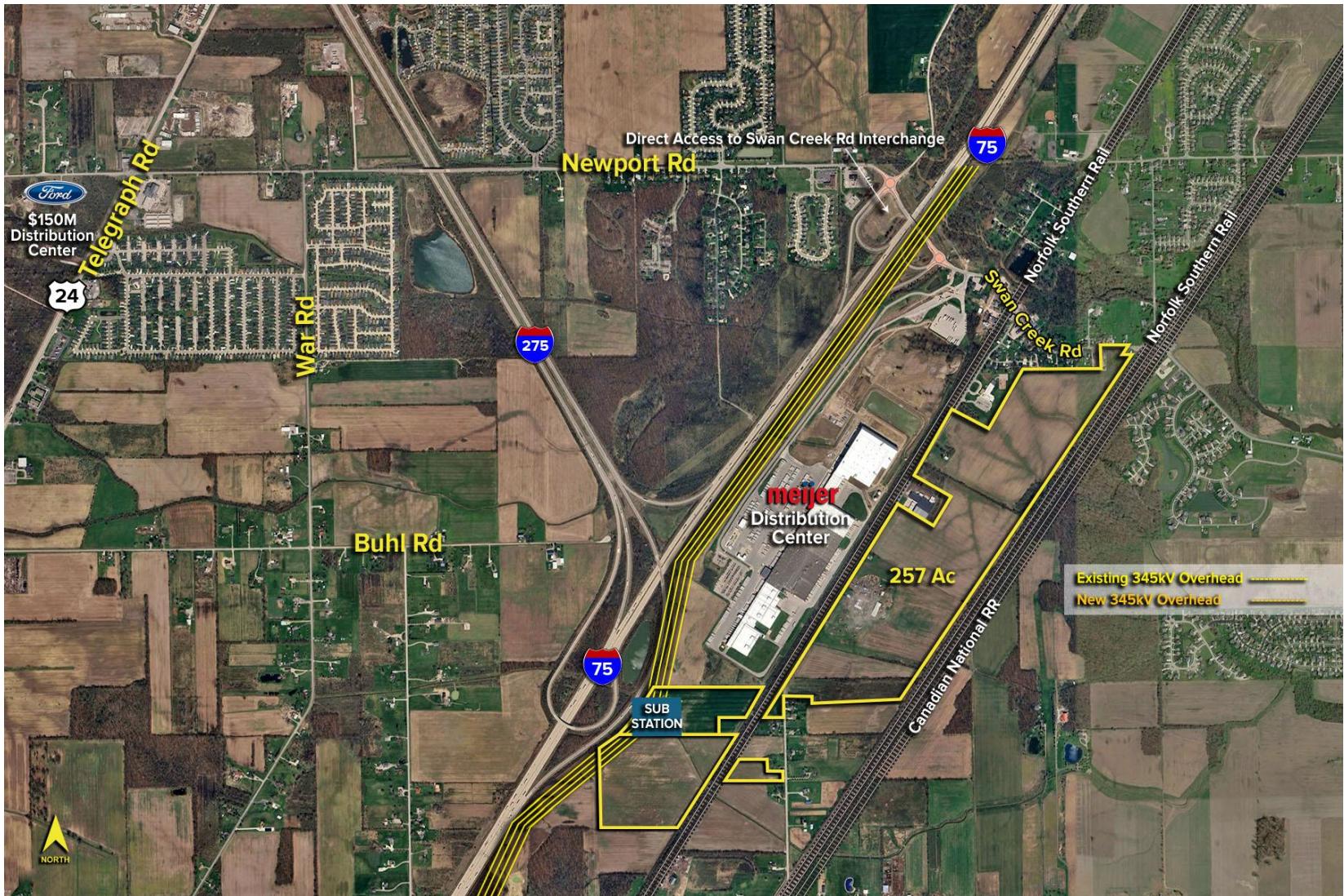
Newport South Road

2 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



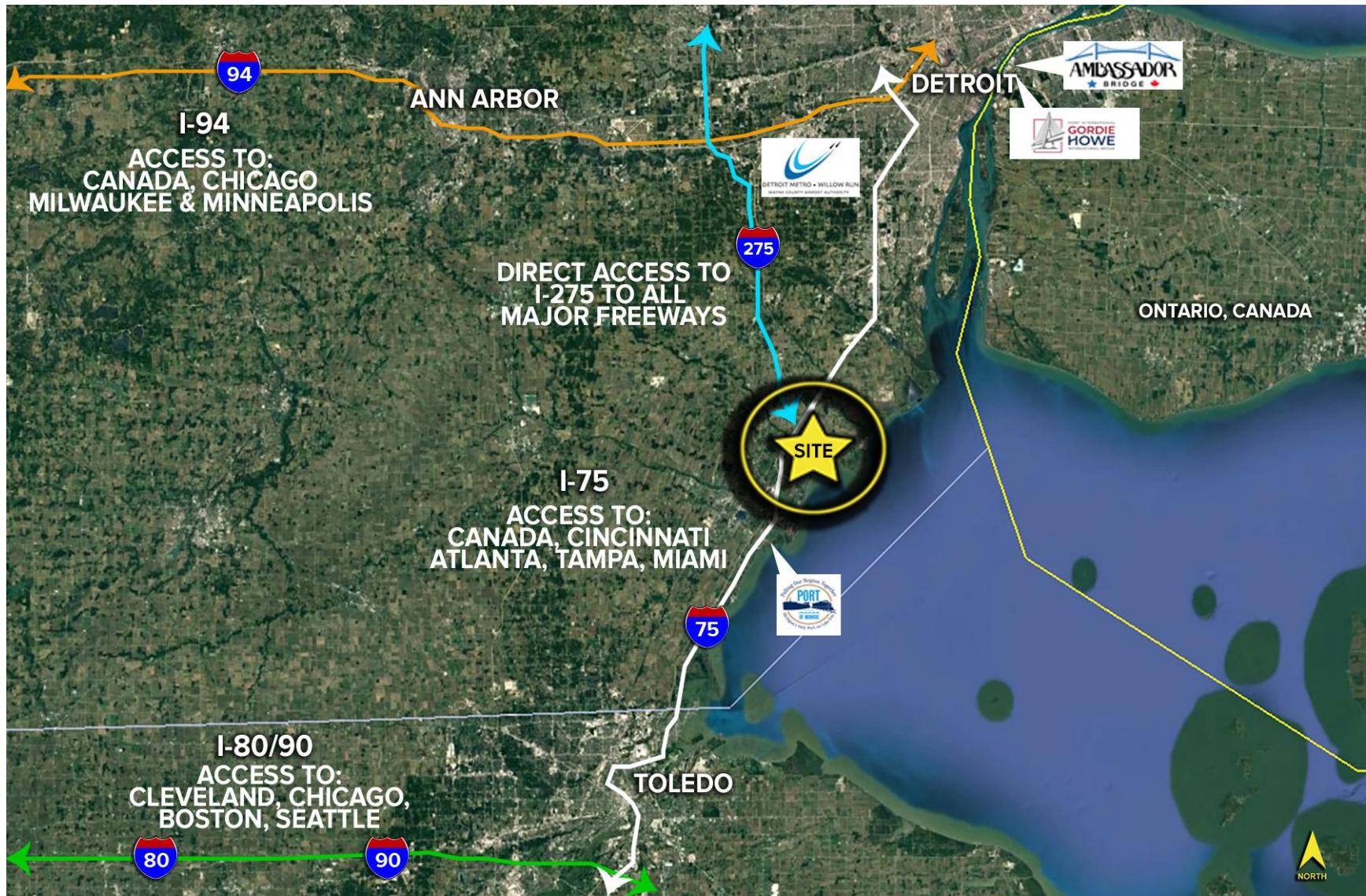
# MONORE COUNTY GIS SITE MAP



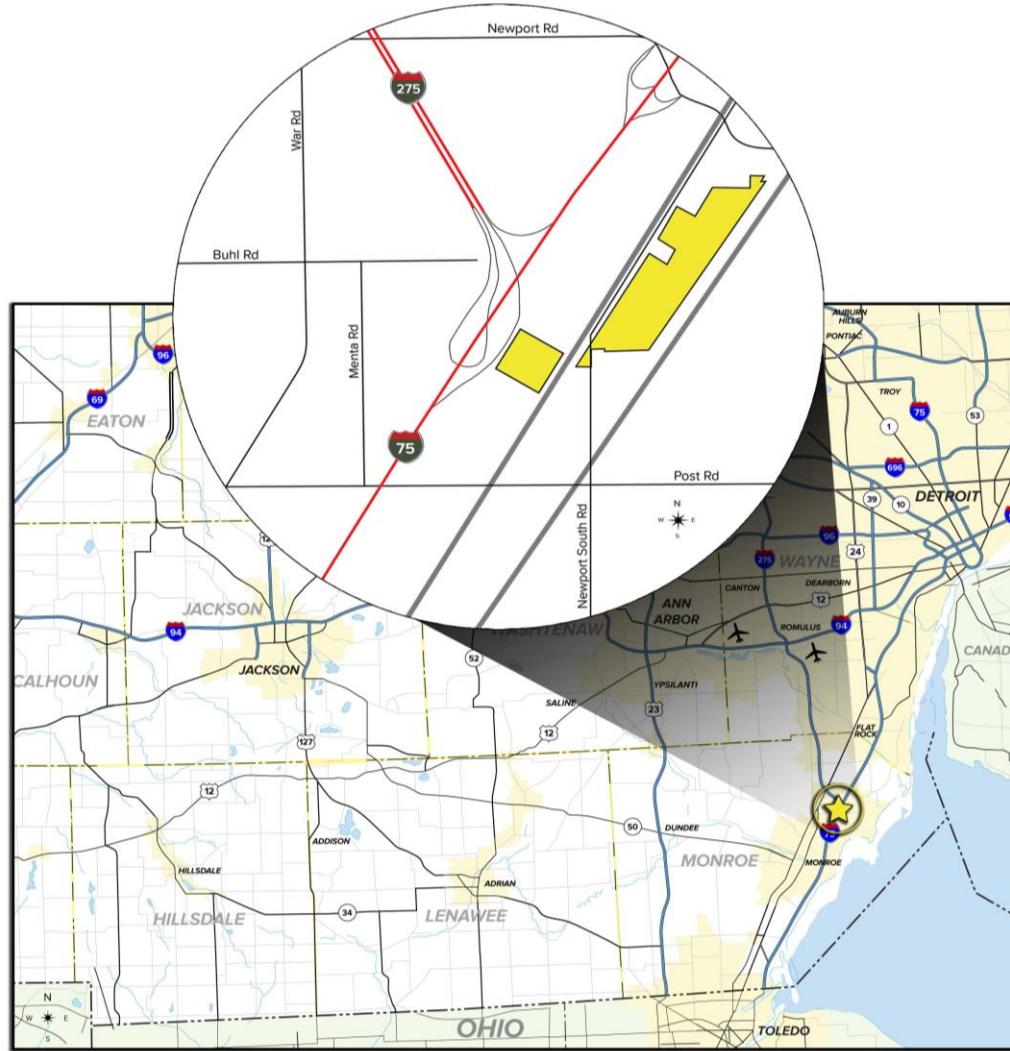
# PROPERTY IMAGES



# AREA MAP



# AREA MAP



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North American Data Centers