

CLARE NORTH INDUSTRIAL PARK

CONSUMERS ENERGY PARKWAY, CLARE, MICHIGAN



acreage | spec building | turnkey industrial



Parcel "B"
2.51 Acres

Parcel "C"
3.44 Acres

Choice of two 60,000 sq ft Spec Buildings with Opportunity to Expand



60,000 Sq. Ft



2.51–3.44 Acres



Potential Docks



40 Spaces / building

Middle Michigan Development Corporation, in partnership with the City of Clare and Northern Commercial Real Estate is developing two turnkey, industrial spec buildings in the Clare North Industrial Park. The City of Clare approved the 60,000 sf buildings in June 2021, with anticipation for possible expansion of each by 60,000 sf.

Property

Street Address	Consumers Energy Parkway
City	Clare, Michigan
County	Clare County
Type of Space	Industrial Spec Building
Min Acres	2.5 Acres
Max Acres	3.44 Acres
Current Use	Development-Ready Land
Use Potential	Industrial, Industrial Park, Warehouse/Distribution, Light Manufacturing, R&D

Utilities

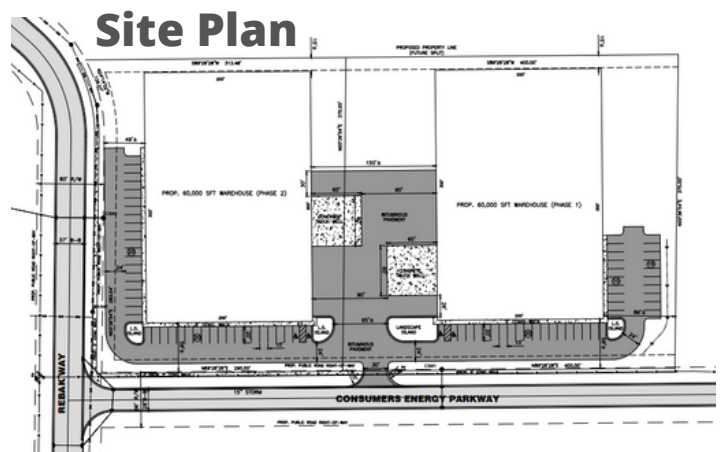
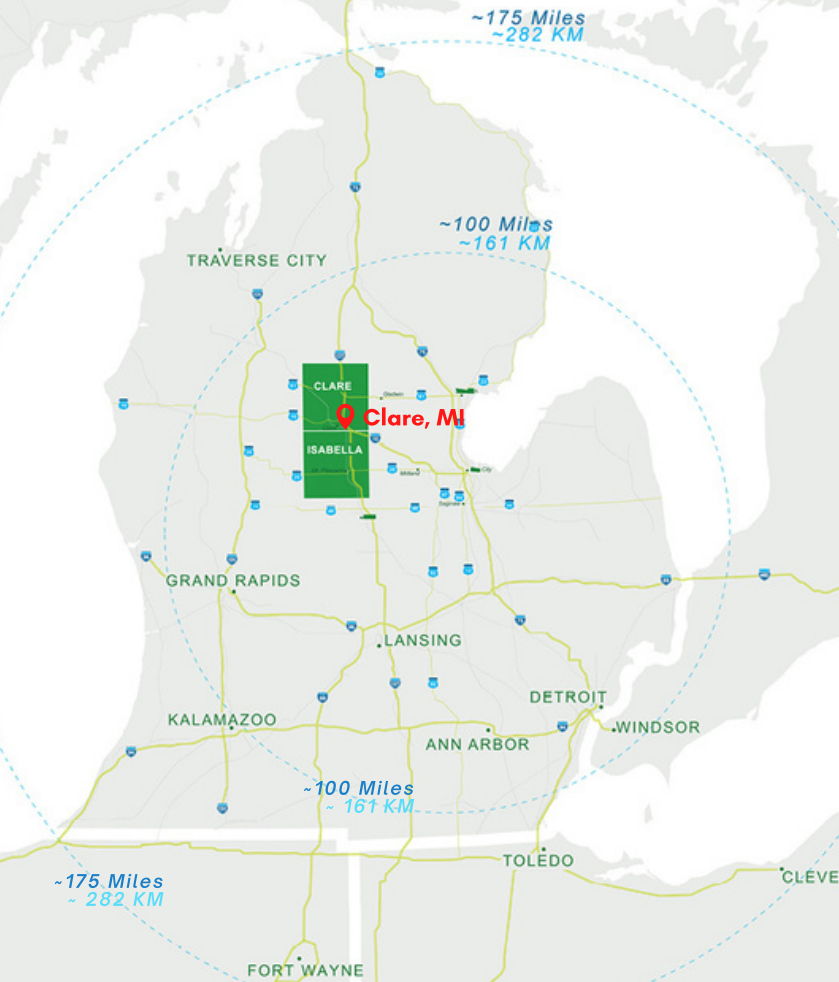
Energy Service	✓ Consumers Energy
Gas Service	✓ DTE Energy
Water Service	✓ City of Clare
Sewer Service	✓ City of Clare
Broadband	✓ Multiple Options

Site Details

Municipality	City of Clare
Total Acres	5.94 Acres
Zoning	Industrial
Industrial Park	✓
Expandable	✓
Divisible	✓
Acreage	✓
For Purchase	✓

Spec Building

Total Bldg Sq Ft	60,000 square foot, expandable
Year Built	2021/2022
Ceiling Min	25 Ft
Ceiling Max	33 Ft
Docks	TBD
Construction Materials	TBD



Elevation



CLARE, MICHIGAN
SPEC INDUSTRIAL BUILDING WITH ACREAGE IN INDUSTRIAL PARK

Excellent opportunity for manufacturing,
with room to grow in the heart of Michigan.

Access / Transit

Airports	MBS: 40 Minutes LAN: 1 Hour, 17 Minutes
Nearest Highway	US-10 & US-127 access in city
Nearest City, Pop>15K	Mount Pleasant: 16 min
Healthcare	Two Hospital Systems
Higher Ed	Central Michigan University CMU Medical School Mid Michigan College
Major City Access	Lansing: 1 hr, 14 min Grand Rapids: 1 hr, 42 min Detroit: 2 hrs, 21 min Chicago: 4 hrs, 23 min Cleveland: 4 hrs, 34 min

Community

Population	City of Clare: 3,042 Clare County: 30,616
Crime	Lower than US Average
Talent	315,393 within 60 miles
Labor Force, 16+ years	143,380 Workers
Mean Commute	22.6 Minutes

Contact

Company	Middle Michigan Development Corp.
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Infrastructure

Two parcels are available in the Clare North Industrial Park, located on the edge of the City of Clare with full access to water and sanitary sewer. Development permissions have been granted, with construction of two 60,000 sq ft industrial spec buildings imminent.

Five potential broadband providers service the park. The City's current capacity is 1.25 million gallons per day with approximately 55% of the City's total water and sanitary sewer capacity presently utilized.

Timeline

All approvals for the project have been received, and construction can begin immediately. The Commercial Developer is open to build modifications to satisfy Project purchaser's building and infrastructure requirements, including utility needs. Occupancy is estimated to be two to six months from purchase commitment, depending on build status at time of purchase.

Incentives and Opportunities

During the last two decades, the City's governing body has approved over 20 qualified Industrial Facilities Exemptions for applicants. Currently, the City has not denied any applications in 20 years. The governing body is immensely supportive of economic development. The City has an appointed representative on the board of directors of the Middle Michigan Development Corporation and its own very active Industrial Development Corporation, which has an appointed Local Development Finance Authority (LDFA). The City's North Industrial Park is a designated Industrial Development District.

The Industrial Development Corporation is willing to negotiate on a very low-to-no cost price for the 10 acre parcel if company prefers to build on their own. Water and sewer tap-in fees at \$1000 each.

The City of Clare is home to two industrial parks and a significant industrial base. The City has excellent police and fire departments. Both organizations provide 24/7/365 public protection. The City's fire department has an ISO rating of four, thus offering the potential for significant property insurance savings to its commercial and industrial business community.

Access to Transit

Within 1/3 mile from site are entry and exit ramps to US-127/US-10, which connects to US-131, I-75 and I-69. The Clare Municipal Airport is located approximately one mile from the proposed development site. The airport has an excellent reputation as one of the finest small general aviation airports in the region and is capable of accommodating light twin aircraft.

City of Clare Narrative

The City boasts a vibrant, successful, and attractive downtown district. Anchored by the historic Doherty Hotel and the nationally-known Cops & Doughnuts, the downtown district has only one currently vacant building, which is currently being considered for redevelopment. The district is mixed use (commercial and residential) with a diverse retail, restaurant, and service mix. The City has a very active Downtown Development Authority and a progressive Chamber of Commerce. The downtown district is listed on the National Historic Register.

