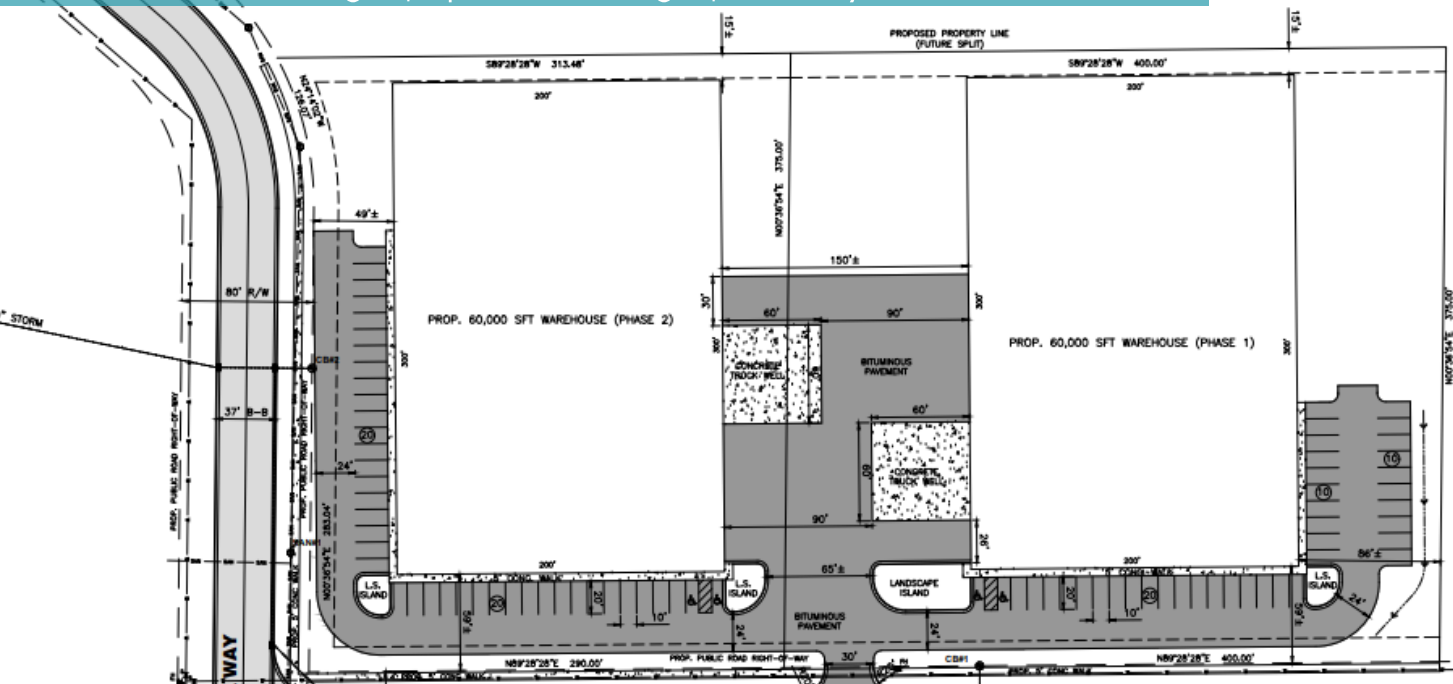


CLARE NORTH INDUSTRIAL PARK

CLARE, MICHIGAN



acreage | spec buildings | turnkey industrial



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

-  60,000 Sq. Ft
-  2 - 5 Acres
-  Potential Docks
-  Potential Parking

Middle Michigan Development Corporation, in partnership with the City of Clare and Northern Commercial Real Estate is developing two turnkey, industrial spec buildings in an industrial park in the City of Clare. 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

City	Clare, Michigan
County	Clare County
Type of Space	Industrial Spec Building(s)
Min Acres	2 Acres
Max Acres	5 Acres
Current Use	Development-Ready Land
Use Potential	Industrial, Industrial Park, Warehouse/Distribution, Light Manufacturing, R&D

Utilities

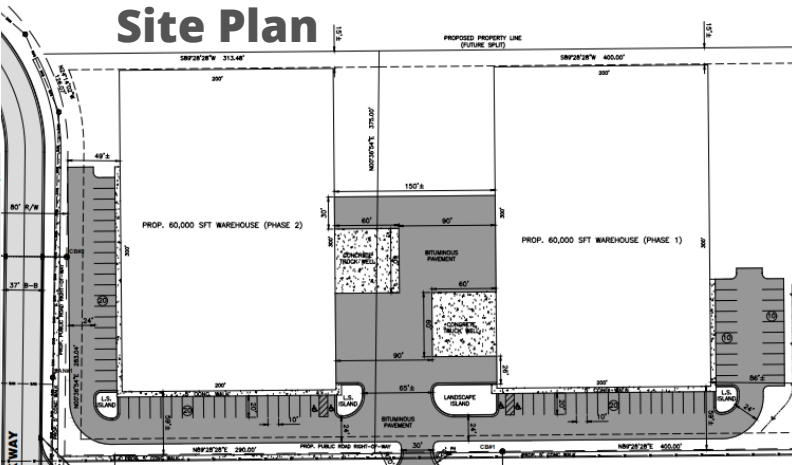
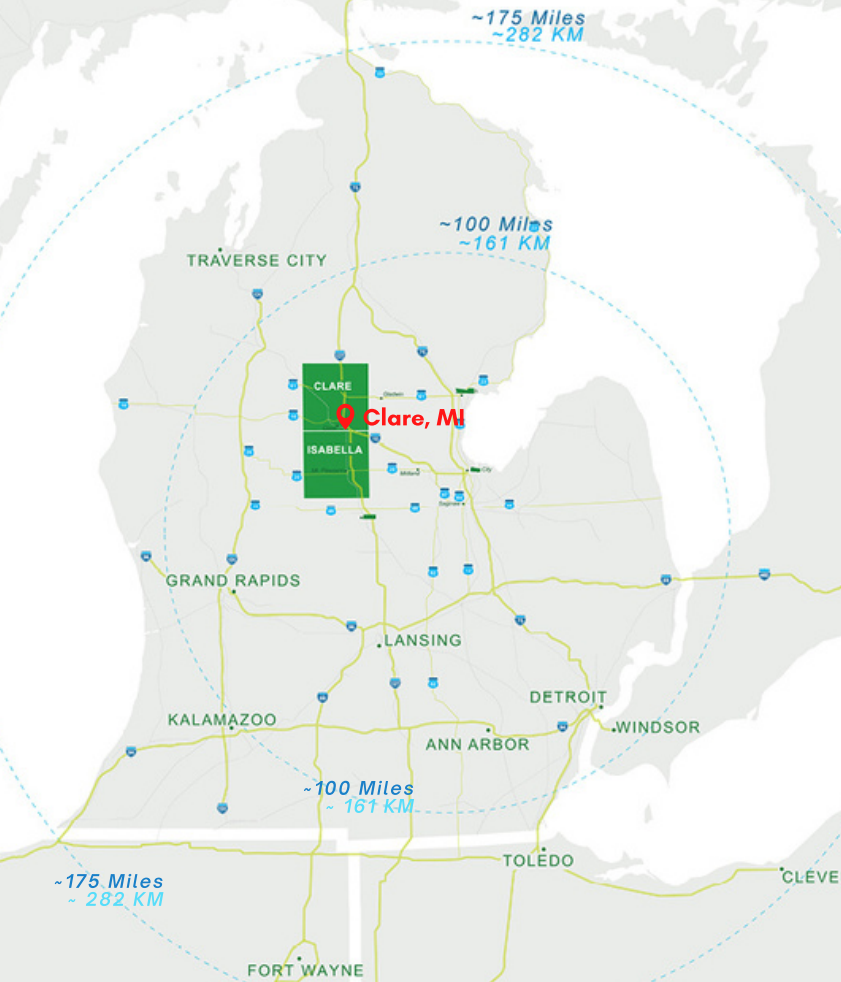
Energy Service	✓ Consumers Energy
Gas Service	✓ DTE Energy
Water Service	✓ City of Clare
Sewer Service	✓ City of Clare
Broadband	✓ Multiple Options

Site Details

Municipality	City of Clare
Total Acres	Flexible - TBD
Zoning	Industrial
Industrial Park	✓
Expandable	✓
Divisible	✓
Acreege	✓
For Lease	✓ - Preferred
For Purchase	✓ - Possible

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 PARKS

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
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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.
Contact	James McBryde
Email	jmcbride@mmdc.org
Address	200 E Broadway
City	Mount Pleasant
State	Michigan
Phone	(989) 772-2858
Website	mmdc.org



Infrastructure

The City of Clare has been recognized as a good business partner. They have streamlined their governmental processes to ensure quick turnaround for projects and significantly invested in infrastructure to welcome all types of industry and manufacturing. Land is available in City of Clare industrial parks, which have 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 parks. 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 industrial parks are designated as Industrial Development Districts.

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

The City of Clare is home to two industrial parks plus 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 sites 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 away. 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.

