

FOR LEASE

20,000 SF Prime Industrial Building

910 BURSTEIN DRIVE



Located in the Albion Industrial Park, situated on a major east-west gateway and commercial corridor into Albion, MI

Close proximity to I-94, the Commercial Business District, and Downtown Albion

Norfolk Southern Rail Line Access

Municipal Water/Sewer/Stormwater

Consumers Energy Electric

SEMCO Natural Gas

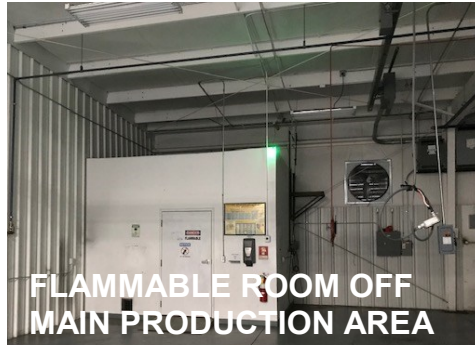
Located within a TIFA (Tax Increment Financing Authority) and Brownfield Redevelopment Authority (BRA) Zones managed by Albion Economic Development Corporation (AEDC)



Location	910 Burstein Drive, Albion, MI 49224 Lot #22 Albion Industrial Park Parcel # 51-006-476-01
Zoning	M-2 Heavy Industrial
Additional Use and Site Plan Requirements	Subject to TIFA Covenants & Restrictions
Lease Terms	\$5.25 SF NNN
Development Incentives	Yes (investment based, customized per project)
Owners	Albion EDC
Environmental Information	Available Upon Request
Site Plan Approval	Albion EDC & City of Albion
Nearest Highways	M-199/M-99 (0 Miles)
Nearest Interstate	I-94 (2 Miles)
Nearest Airports	Major: Detroit Metro (80 Miles)
Foreign Trade Zone #43	Fort Custer Industrial Park, Battle Creek (30Miles)
Rail Access	Norfolk Southern
Deep Water Port	Benton Harbor & Detroit (100 Miles)



PRODUCTION AREA



FLAMMABLE ROOM OFF
MAIN PRODUCTION AREA



PRODUCTION AREA



PRODUCTION AREA



WAREHOUSE LOOKING
INTO PRODUCTION AREA



WAREHOUSE



HALO ROOM
FRONT OF WAREHOUSE



WAREHOUSE



LOBBY & FRONT
OFFICE AREA



MAIN
CONFERENCE ROOM



1 OF 9 INDIVIDUAL
OFFICES

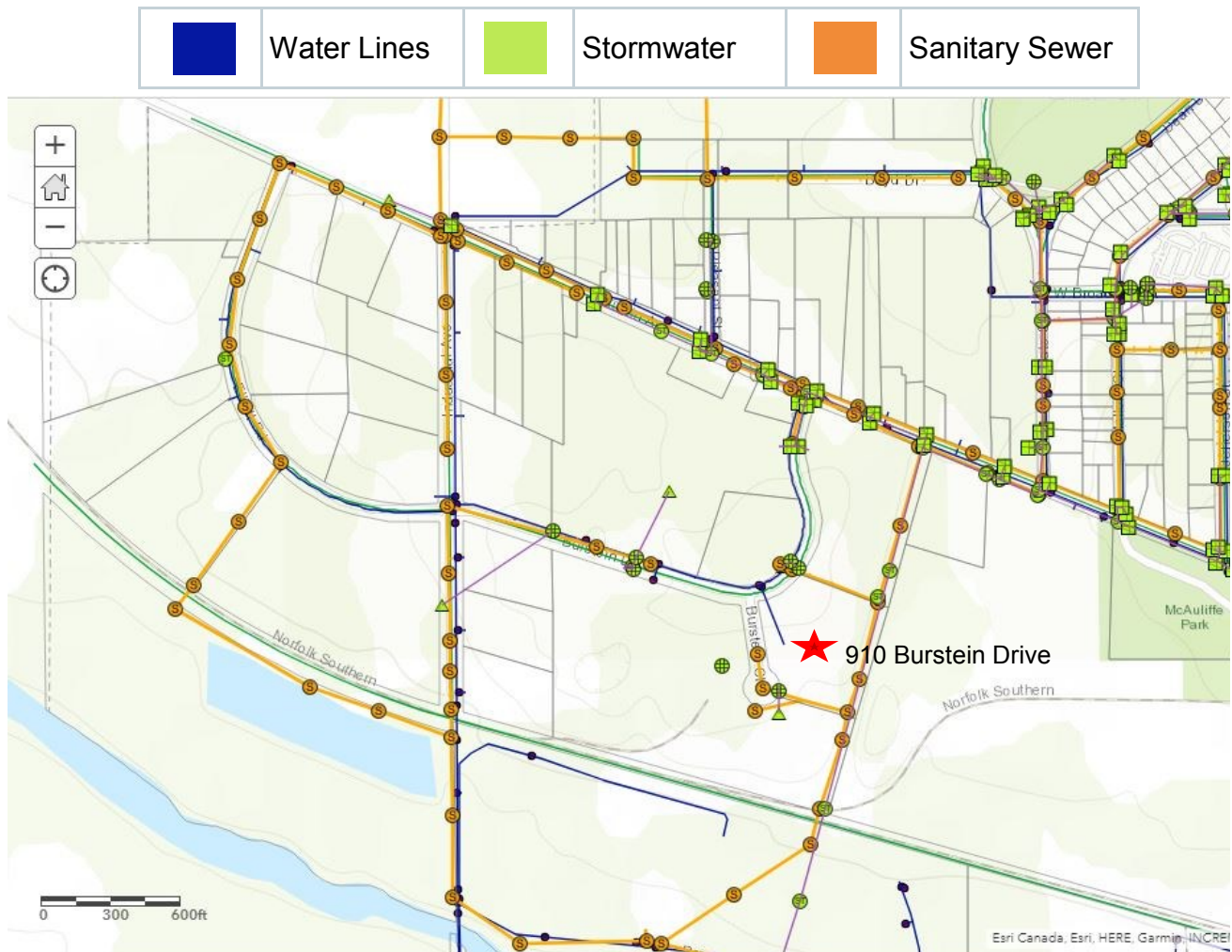


1 OF 2 OPEN CONCEPT
OFFICE AREAS

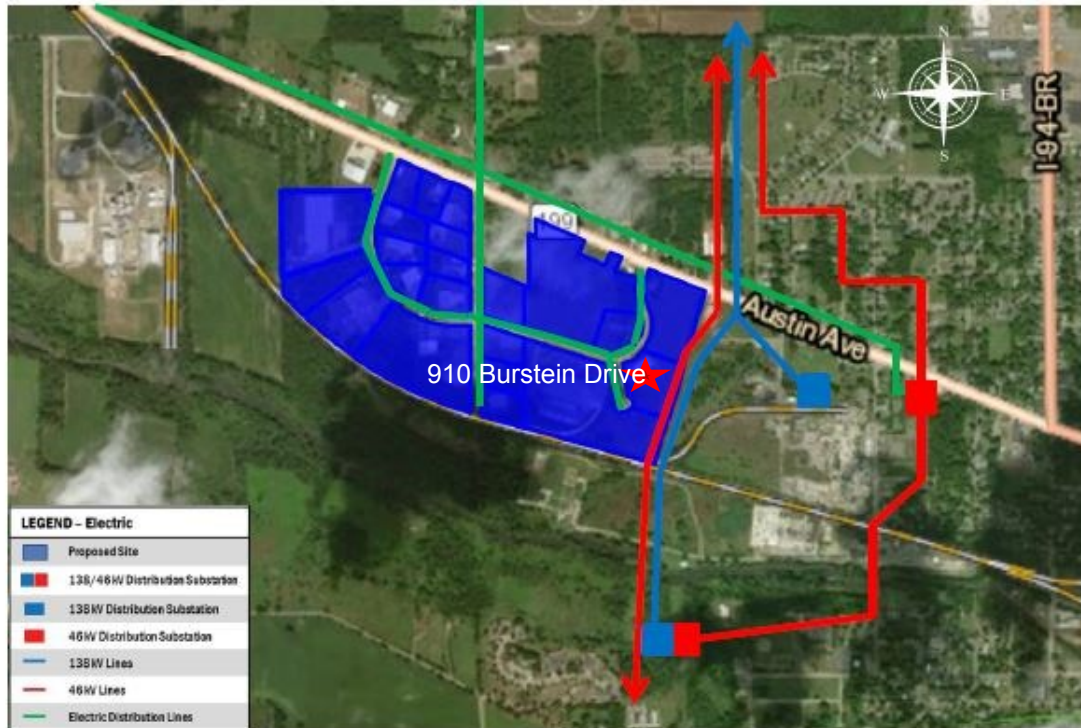
- 20,000 SF steel building situated on 5.53 acres
- Temperature controlled facility with 14' Ceiling Height, 400 AMP electrical service
- 5,600 SF area formerly used for production, fully plumbed for compressed air, 220 volt, 110 volt power drops and network drops
- 2,112 SF area formerly used as tool room, fully plumbed for compressed air. 220 volt buss bar and 220 volt power drops
- 6,700 SF area formerly used as a warehouse; has several air drops, 110 volt drops and network drops
- Air compressor room and 11 x 12 Flammable/explosion proof storage room
- All individual offices, open office areas, production area and Warehouse have zoned HVAC controlled by individual thermostats; HVAC units for front office area and production area replaced in 2014; HVAC unit for rear office and large break room replaced in 2018
- Recessed fluorescent lighting in office areas
- Nine (9) Individual offices with dry erase boards, network and phone connections; desks and chairs remain in most offices
- Two (2) Open concept office spaces with cubicles and desks, network and phone connections
- Two (2) Conference Rooms with white boards, network , phone, and large video screen connections, conference tables, chairs, and credenzas remain
- Two (2) Lunchrooms w/ individual water heaters, reverse osmosis systems, network and phone connections; larger lunchroom has a built in dishwasher and large video screen connection
- Five (5) Restrooms, all handicapped accessible
- Two (2) Ground level bays with 12 x 14, both with electric door openers
- One (1) Loading dock with lowered approach ramp (14' W x 43" D) with 10 x 10 overhead door with electronic door opener
- Dedicated T1 line to building and Server Room with own air conditioner
- Paved parking lot with 1 dedicated visitor space, 1 handicapped accessible space, and 52 employee parking spaces
- Security system; all exterior doors wired with sensors, there are several motion and heat/fire detectors
- Suspended fluorescent lighting in production, tool room, and warehouse
- 6 X 8 internally lighted monument sign in front yard
- Room to expand building foot print on existing site, Lot #21 (3.7 acres) adjacent to site also available

UTILITY	PROVIDER	COST	ADDT'L INFO
Natural Gas	SEMCO	Based on usage	See Page 5
	2" plastic distribution mains operating at 55 PSIG		
Electric	Consumers Energy	Based on usage	See Page 5
Voltage			See Page 5
Sewer	City of Albion	\$2.36/100 cubic ft	See Below
Sewer Line Size	8" - 10"		
Water	City of Albion	\$1.42/100 cubic ft	See Below
Water Line Size	8" - 10"		

City of Albion Water/Sewer/Stormwater System in AIP



City of Albion Albion Industrial Park



All existing facility locations are approximate and are not to be used for construction purposes. Always contact MISS DIG 811 before you dig.

Electric Site Benefits

- Distribution System**
 - Predicted reliability of up to 99.887% for 4.8/8.32kV system.
 - The distribution system is located onsite
 - Currently rated for a maximum electric demand of 1.6 MW. Additional capacity may be available with system upgrades.
- 46 kV System**
 - Predicted reliability of up to 99.993% . The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 46kV system is located adjacent to the site.
 - Facilities would be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.
- 138 kV System**
 - Predicted reliability of up to 99.995% . The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 138kV system is located adjacent to the site.
 - Facilities would be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.

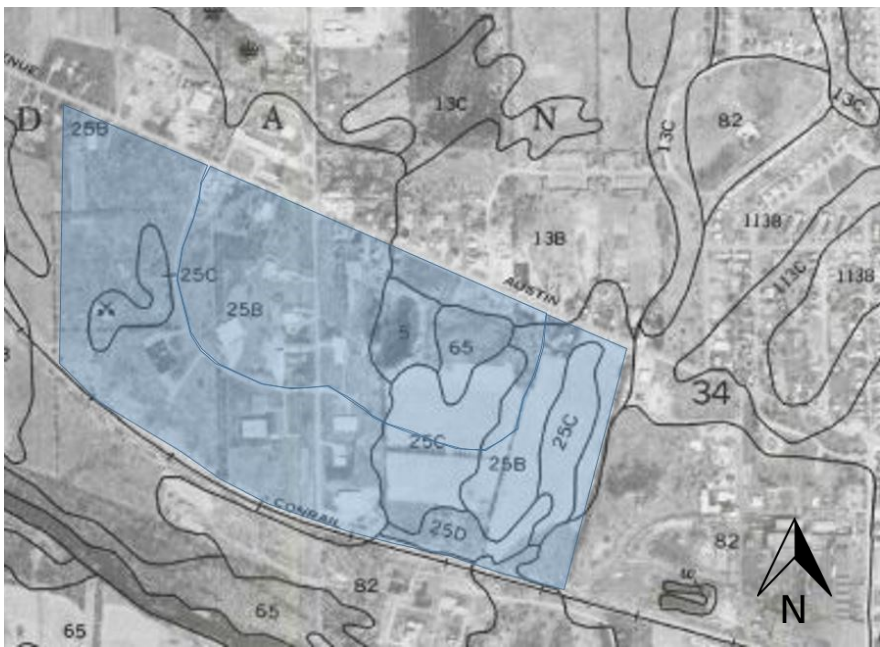
For additional information

Michele Eaton, Economic Development Manager | 810-760-3497 | michele.eaton@cmsenergy.com

Valid as of 10/29/2018—SUBJECT TO CHANGE

ALBION INDUSTRIAL PARK

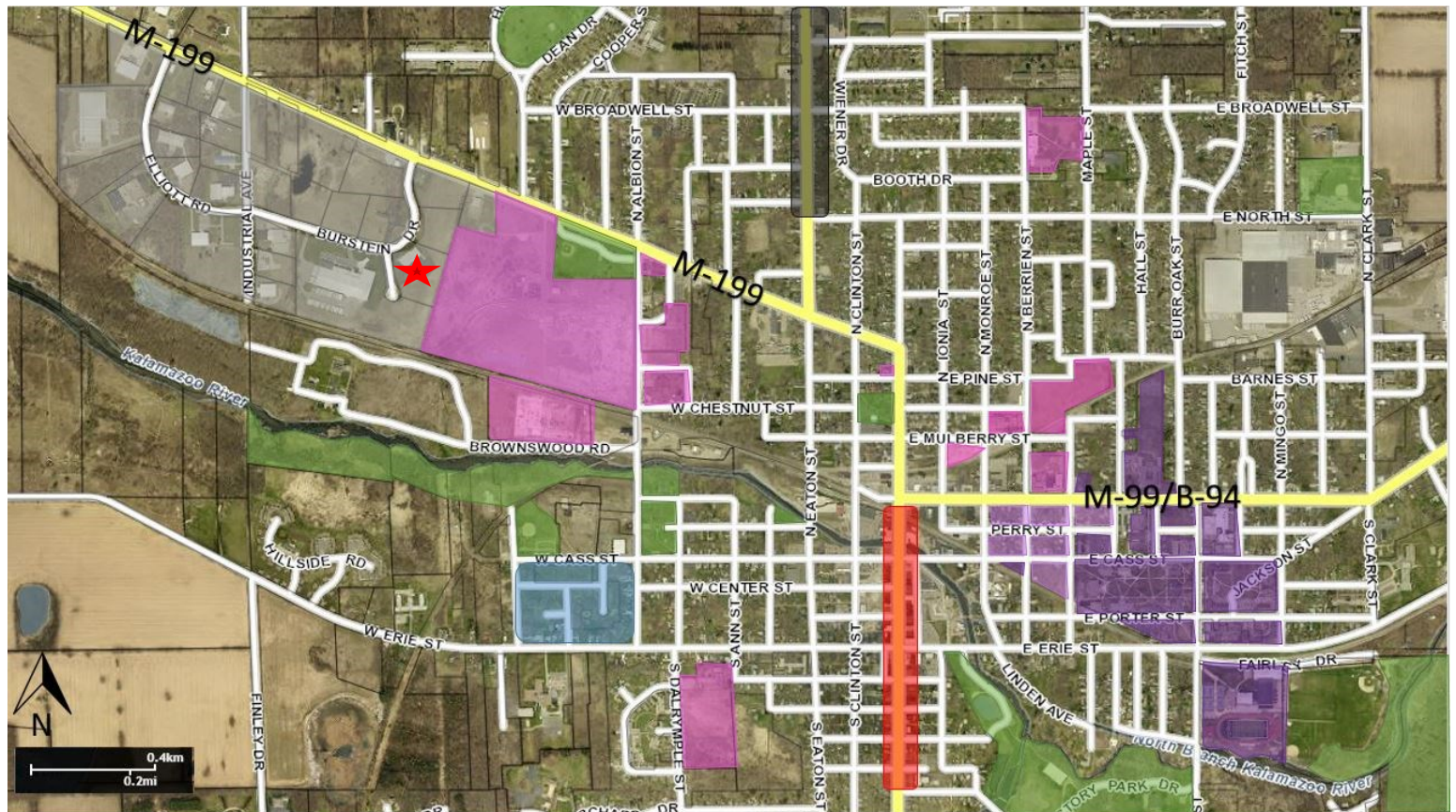
AIP SEMCO Existing Natural Gas Infrastructure



CALHOUN COUNTY SOIL MAP

CODE	TYPE	SLOPE
5	Palms Muck	0% slope
65	Sebewa Loam	0% slope
25B	Kalamazoo Loam	2-6% slope
25C	Kalamazoo Loam	6-12% slope
82	Udipsammets and	Nearly step to

Disclaimer: The maps that appear in this document are for general informational purposes only and are not to scale. They have been edited to highlight aspects of the featured property. They are not intended to be used for determination of legal boundaries. They are not a survey product.



ASSET MAP KEY

	Urban Renewal Site		City Parks & Whitehouse Nature Center
	Other Targeted Development Sites		Downtown Business District
	Industrial Park		Commercial Business District
	Albion College & Private Property Owners		910 Burstein Drive

For Demographic and Community Information Visit



OWNER CONTACT INFORMATION

ALBION ECONOMIC DEVELOPMENT CORPORATION

Amy Deprez, President and CEO

Albion Economic Development Corporation

PH: 517-629-3926

adeprez@albionedc.org

The AEDC will work with interested developers to pursue appropriate incentives related to the proposed development end use. Incentives may consist of tax abatements, grants, environmental testing, tax increment financing, workforce development assistance, or a combination thereof.

CITY OF ALBION HELPFUL LINKS



ZONING ORDINANCE

PLANNING AND ZONING

John Tracy, Director

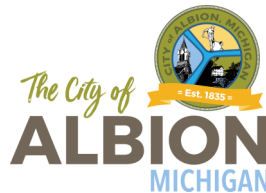
Planning, Building & Code Enforcement

112 W. Cass St. Albion, MI 49224

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www.cityofalbionmi.gov



SITE PLAN REVIEW

PUBLIC SERVICES

Mike Lohrke, Acting Director

Public Services - Streets & Utilities

112 W. Cass St. Albion, MI 49224

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