



Meadowbrook and Yore Industrial Site (AEPMI)

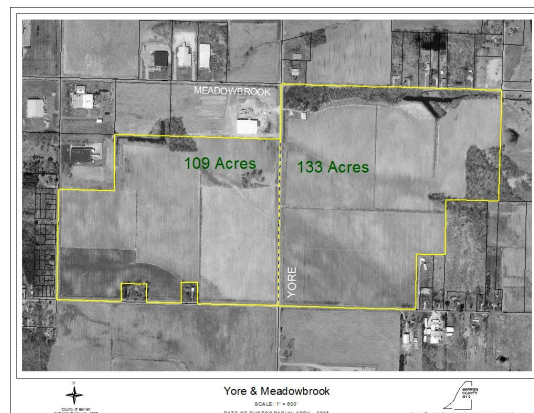
Available Acres: 255.49

Address:

Meadowbrook and Yore Roads
Benton Charter, MI 49022 (Berrien)

Property and Area Description:

This site has completed McCallum Sweeney Site Certification. The park is located 1.4 miles from I-94 (E/W) with access to interstate at Pipestone Road and 1.2 miles from US 31 (N/S) with access at Meadowbrook Road. The park has a 138 kV transmission line on site, and the transmission circuit has 88 MW of capacity. A 12-inch water main serves the park and can provide 750,000 gpd of service, and the water treatment facility has 1.929 mgd of excess capacity. Twelve-inch and 24-inch sewer mains serve the park and can provide 750,000 gpd of service, and the wastewater treatment facility has 5 to 7 mgd of excess capacity. Existing industrial activity is in the vicinity of the park.



Site Details:

Available Acres: 255.49	Adjacent Avail. Acres: 0
Topography: Flat	Setting: Industrial Park
Zoning: Industrial-Heavy	Within City Limits: Unknown

Transportation:

Nearest Interstate: I-94	Distance (miles): 1
Nearest 4-Lane Highway: US 31	Distance (miles): 1
Nearest Commercial Airport: South Bend Airport	Distance (miles): 35
Rail Served: No	

Utilities:

Electric Distribution: AEP - Indiana Michigan Power
 Natural Gas Distribution: Michigan Gas Utilities
 Water: Benton Charter Township from City of Benton Harbor
 Sewer: Benton Charter Township
 Local Telecommunications Service: Lynx Network Group and NUQ Networks

Contact:

Ashley N. Savieo, CEcD
 AEP - Indiana Michigan Power
 110 East Wayne Street
 Fort Wayne, IN 46802
 Phone: 260-408-3629
 E-Mail: ansavieo@aep.com
 Web site: <http://www.IndianaMichiganED.com>

Thad Rieder
 Cornerstone Alliance
 PO Box 428
 Benton Harbor, MI 49023-4028
 Phone: 269-915-6100
 Fax: 269-925-4471
 E-Mail: trieder@cstonealliance.org
 Web site: <http://www.cstonealliance.org>

Offering:

Sale Price: Negotiable
 Lease Rate (Sq. Ft./Per Year): N/A