



Meadowbrook and Yore Industrial Site (AEPMI)

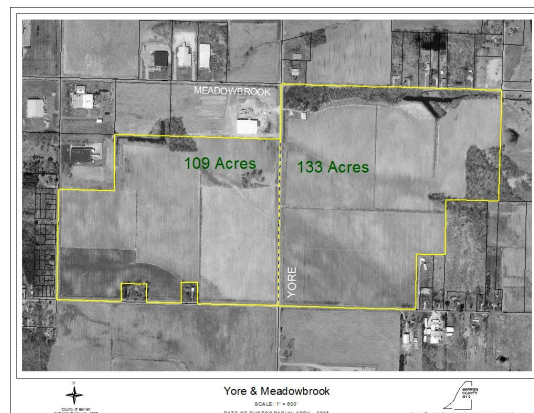
Available Acres: 255.49

Address:

Meadowbrook and Yore Roads
Benton Harbor, 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:

Shelley L. Klug, CEcD
 AEP - Indiana Michigan Power
 2425 Meadowbrook Road
 Benton Harbor, MI 49022
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 E-Mail: slklug@aep.com
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 Web site: <http://www.cstonealliance.org>

Offering:

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