



Cornerstone Industrial Park (AEPMI)

Available Acres: 62.7

Address:

1180 North Crystal Avenue
Benton Harbor, MI 49022 (Berrien)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review and completed Phase I environmental report are available upon request. This site is a level greenfield industrial park owned by a local economic development organization and is located three miles from I-94. All infrastructure is in place. This park is 74 total acres with 62.7 developable acres. Zoned Industrial.



Site Details:

Available Acres: 62.7	Adjacent Avail. Acres: 0
Topography: Level	Setting: Industrial Park
Zoning: Industrial	Within City Limits: Yes

Contact:

Shelley L. Klug, CEcD
AEP - Indiana Michigan Power
2425 Meadowbrook Road
Benton Harbor , MI 49022
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Web site: <http://www.IndianaMichiganED.com>

Transportation:

Nearest Interstate: I-94	Distance (miles): 2.5
Nearest 4-Lane Highway: I-94	Distance (miles): 2.5
Nearest Commercial Airport: South Bend International Airport	Distance (miles): 38
Rail Served: No	

Offering:

Sale Price: \$7,500 per acre
Lease Rate (Sq. Ft./Per Year): Not for Lease

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: AT&T