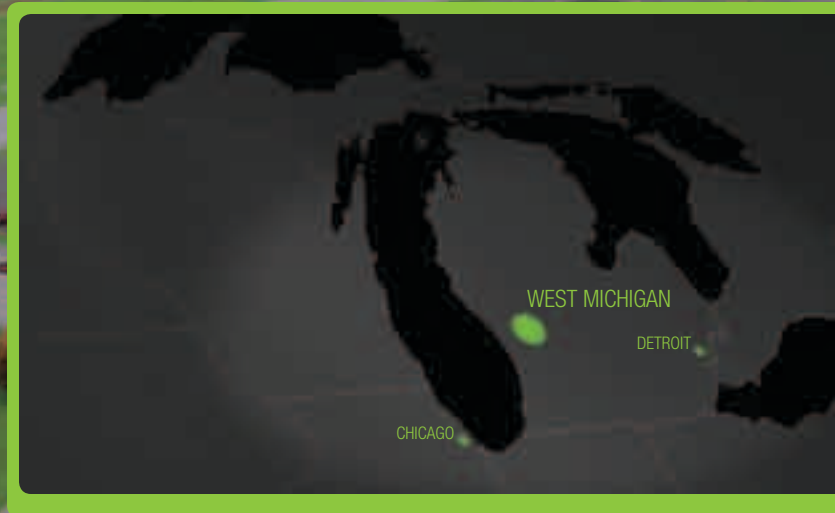


An aerial photograph of an industrial or commercial site, showing various buildings, parking lots, and roads. The image is dark and has a monochromatic green tint. A large, stylized, green-outlined text 'SITE 36' is superimposed on the upper right portion of the image, enclosed in a matching green-outlined bracket-like shape.

SITE 36

STRATEGIC DEVELOPMENT OPPORTUNITY

A development-ready, 92-acre industrial site
at the center of Michigan's vibrant west coast



Site36 – the intelligent choice for smart manufacturing.

First developed in 1936 by General Motors, Site36 became the automaker's premiere sheet metal stamping plant and home to its most highly regarded tool and die makers. Today, this 92-acre site, supported with unlimited infrastructure and a dedicated workforce, is available to the next generation of smart manufacturers.

Site36 is designed as a public-private partnership between the City of Wyoming, the developer, Lormax Stern, and the economic developer, The Right Place, Inc. Together, this redevelopment team has set a vision to attract one or two large-scale smart manufacturers that will carry forward the site's legacy of generating long-term economic growth.

Located in the city of Wyoming in the heart of West Michigan, the expansive site is serviced by nearly every major mode of transportation. This site has immediate access to a major North/South highway, U.S. 131, direct freight rail service, and is eight miles from Gerald R. Ford International Airport.

When fully remediated and readied for development in late 2012, Site36 will be pre-approved by environmental and government agencies, making it one of the most sought-after manufacturing sites in the Midwest.

SPECIFICATIONS

Size	92.25 acres/4,018,410 sq. ft.
Land in use	1936-2009
Terrain	Urban industrial, level
Zoning	Industrial
Primary taxing authority	City of Wyoming
Electric	Consumers Energy
Natural Gas	DTE
Sanitary Sewer	City of Wyoming Public Works
Storm Sewer	City of Wyoming Public Works
Water	City of Wyoming Public Works
High-speed fiber communication	

INFRASTRUCTURE

Class A commercial rail	Direct access
Highway US 131	Immediate access
Highway I-196	9 miles/10 minutes
Highway I-96	15 miles/15 minutes
Highway 1-94	46.8 miles/44 minutes
Gerald R. Ford International Airport	8.8 miles/23 minutes
Downtown Grand Rapids	5.1 miles/8 minutes
Detroit	160 miles/2.5 hours
Chicago	177 miles/3 hours
Indianapolis	241 miles/5 hours



Property Assets

Site36 offers infrastructure assets that are unsurpassed in the region, including easy access to rail, road, and air transport. It is a prime industrial site, fully ready for development.

Rail Access

Direct rail access is provided by the Grand Elk Railroad, which runs 123 miles from Grand Rapids, Michigan to Elkhart, Indiana and interchanges with three Class I railroads—the **Norfolk Southern (NS)**, the **CSX**, and the **Canadian National (CN)**. The line is capable of handling the largest of industrial loads with a track capacity of 286,000 pounds.

Highway Access

Site36 lies directly adjacent to Highway US 131, a primary four lane North/South highway that intersects with Interstate 80 (I-80) and Interstate 90 (I-90) for connections to both East and West Coasts.

Air Access

Less than 10 miles away is Gerald R. Ford International Airport, which is served by eight passenger airlines with 120 daily nonstop flights to 24 major markets. Its two cargo airlines move approximately 110 tons of air cargo each day.

Outstanding Infrastructure

This former General Motors manufacturing site offers some of the best industrial infrastructure in Michigan. The site is development-ready with industrial water, sewer, power, and unlimited options for added utility infrastructure and support. From high speed fiber-optic communication lines to state-of-the-art power, Site36 has the capacity to power any business into the future.

Fully Reclaimed Property

Through a partnership with the City of Wyoming, Lormax Stern, The Right Place, Inc., and the State of Michigan, Site36 is undergoing complete restoration as a virtual greenfield development site. When ready for development, the site will be pre-approved by all environmental and governmental agencies, enabling a fast-track process for construction.

Urban Location

Site36 is located directly in the heart of the Grand Rapids Metro Area. Over 500,000 citizens live within a 10-mile radius of the site, with more than 50% under the age of 35. With an average household income of nearly \$60,000 U.S., Site36 is supported by a strong middle-class community.



Demographics and Workforce Statistics

Combined Statistical Area (CSA)

Allegan, Barry, Ionia, Kent, Muskegon,
Newaygo, and Ottawa counties

Gross regional product \$41,155,240,000

Population

Total population 1,326,742

Median age 35.9

Languages spoken 40+

Income

Average household income \$60,191

Median household income \$48,681

Per capita income \$22,496

Workforce

Total civilian labor force 649,616

Educational attainment

High school graduate 31.7%

Associate/Bachelor degree 48.7%

Graduate or professional degree 8.0%

Jobs by industry

Trade, transportation, and utilities 127,688 17.9%

Manufacturing 108,937 15.3%

Education and health services 106,564 14.9%

Professional and business services 98,950 13.9%

Government 58,766 8.2%

Leisure and hospitality 58,016 8.1%

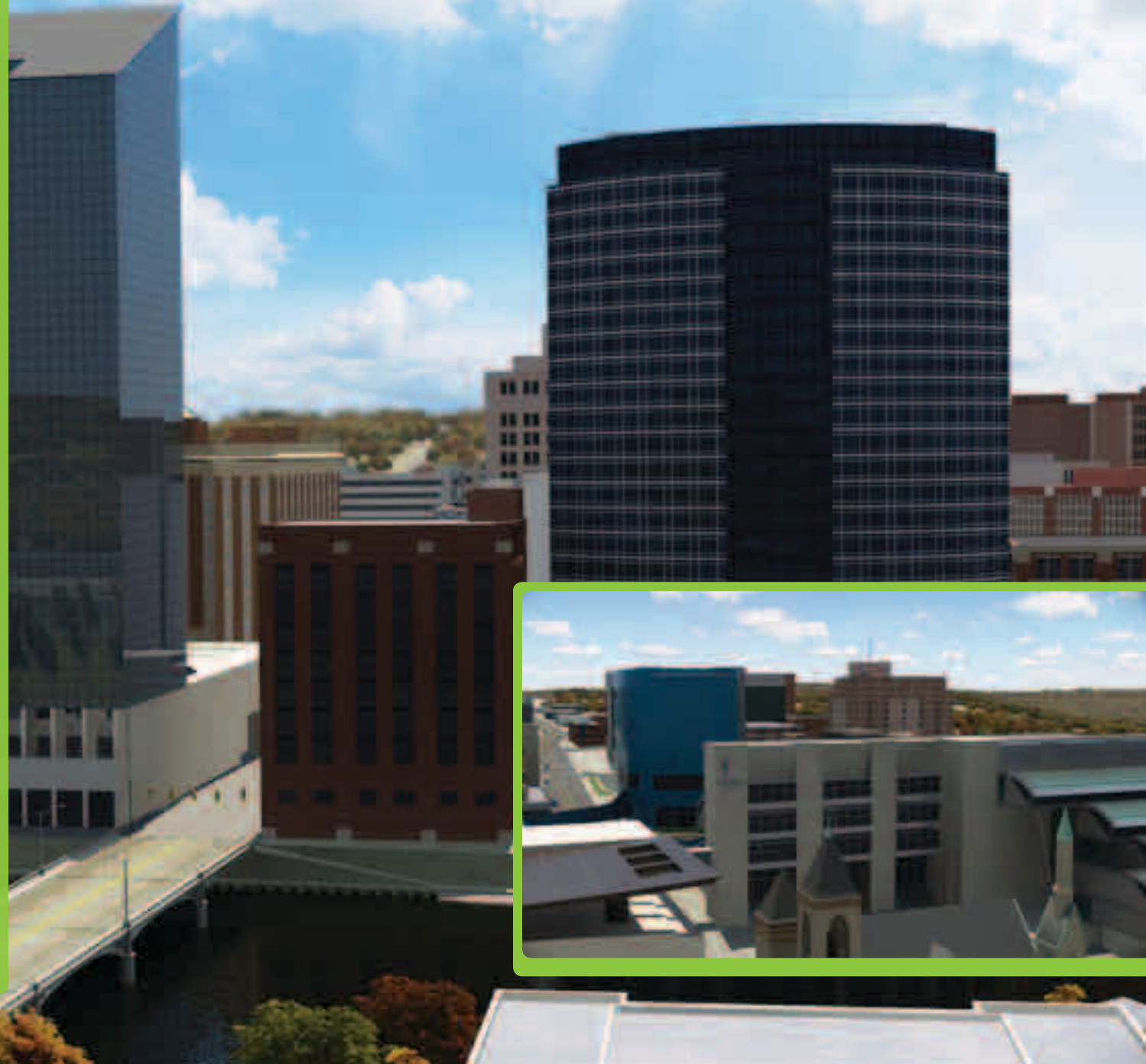
Financial activities 58,007 8.1%

Construction 36,235 5.1%

Other services 35,712 5.0%

Agriculture, natural resources, and mining 17,137 2.4%

Information 7,753 1.1%



Working in West Michigan

Site36 is located in the Grand Rapids metropolitan area in the city of Wyoming. Located midway between Chicago and Detroit, this urban center is a growing region of more than one million people and is in close proximity to the beautiful Lake Michigan shoreline.

Workforce

West Michigan has a motivated, creative, educated, and technically skilled workforce. More than half of its 1.3 million residents are under the age of 35, providing a large pool of young, energetic, tech-savvy workers. The region has the third-highest concentration of automotive and mechanical engineers in the world, more than 100,000 advanced manufacturing technicians and professionals, and is one of the top regions in the world for employment in biotechnology and chemical engineering.

Business Climate

West Michigan has one of the most diverse industrial economies and some of the fastest growing industries in the U.S. More than 90 international companies call the region home, including four of Forbes' largest private companies. The region has world-class credentials in alternative energy, advanced manufacturing, life sciences, aerospace and defense, and agribusiness.

Research and Education

More than 20 public and private universities, six regional community colleges, three of the nation's top teaching hospitals, and a major medical research institute are centered in the region. Our workforce offerings are unsurpassed, allowing companies and their employees to develop the skills they need to stay competitive in a technology-driven market.

Sustainability

Grand Rapids is a world leader in sustainability, blessed with abundant natural resources, and committed to protecting and preserving its environment. The city obtains 20% of its power from renewable resources with a goal of 100% by 2020. It boasts more LEED-certified buildings than in any other city in the nation, as well as five universities with alternative energy programs.



DEVELOPMENT PARTNERS

