



MONTAGUE, MICHIGAN

OPPORTUNITY

The property owner seeks one or more developers or end users interested in the acquisition of this unique property located in West Central Michigan. Strategically located along Lake Michigan and White Lake, this property features predominantly undeveloped wooded land surrounding approximately 310 acres of former manufacturing uses and 120 acres of stored lime. The size and location of the property presents multiple options for future use, including residential, recreational, commercial, and industrial land uses. Opportunities exist for entities seeking to benefit from the integration of redevelopment with the remaining environmental remediation activities.

PROPERTY FACTS

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| Address | 6270 Wilkes Road, Montague, MI |
| Total Acreage | Approximately 1,300 acres in Muskegon County, located in White River Township and Montague Township |
| Tax Parcels | Multiple tax parcels; approximately 1,235 acres located in White River Township and 74 acres in Montague Township |
| Current Zoning | Mix of industrial and residential; regulated by White River Township and Montague Township |
| Status | Former manufacturing facility and buffer land; all operations ceased in 1995 |



FOR MORE INFORMATION: www.industrial-portfolio.com (888) 508 - 6710



MONTAGUE, MICHIGAN

LOCATION & ACCESS

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| Region | West Central Michigan |
| Neighborhood | Mixed area of industrial, residential, forest, White Lake, and Lake Michigan |
| Site Access | Located off US-31; less than 30 miles to I-96 |
| Airport | 25 miles to Fremont Municipal Airport; less than 30 miles to regional Muskegon County Airport; 70 miles to Grand Rapids Gerald Ford International Airport |
| Water Access | Adjacent to White Lake and Lake Michigan |

AVAILABLE PROPERTY

The property consists of approximately 1,300 acres of available land with varying characteristics and attributes. Preference will be given to developers interested in acquisition of the entire property; however, proposals for smaller tracts of land will be considered if part of a larger acquisition strategy.

PROPERTY ASSETS

- Existing office building on site
- Electric (transformer on site)
- Natural Gas

ENVIRONMENTAL STATUS

Site investigation and remediation activities are underway. The property owner currently operates an on-site groundwater treatment system and monitors onsite groundwater. Additional information is available to interested parties. Portions of the property contain wetlands, floodplains, and protected dunes.