

ST. LOUIS WOODSIDE INDUSTRIAL CENTRE



Business Route 127 (State Rd.), St. Louis, Gratiot County, Michigan, USA



Site Information



Infrastructure



Community



Transportation

****SEE MAP ON REVERSE****

- Fully developed
- Price: \$9,500 / acre
- **Available properties:**
 - Lots range in size from 2.4 to 3.5 acres
 - Adjacent parcels to Park also available: 2 to 6.7 acres
- *Lot sizes on maps are suggested and can be changed based on project
- Incentives:
 - Industrial Development District (for tax abatement purposes)
 - Foreign Trade Zone #275
- *Other programs may be applicable.

- Electric: City of St. Louis
 - Excellent reliability on 7.2 / 12.5 kV system
 - Substation capacity of 10 MVA
 - 46 and 138 kV nearby
- Gas: Consumers Energy
 - 6" high pressure (Michigan Ave.)
 - 2" medium pressure (State Rd.)
- Municipal water: 12" line
- Municipal sewer, 10" line
- Telecommunications:
 - Fiber lines run alongside Industrial Park
 - Digital switching available
 - High-speed internet access

- Gratiot County (2020):
 - Population: 40,916
 - Labor force: 17,927
 - Unemployment rate: 8.0%
 - Commuter labor force:
 - 30-miles: ,125,221
 - 60-miles: 1,205,375
- Park is located on the south side of St. Louis, which offers housing, education, recreation, and everyday services/needs.
 - Hospital: 10 minutes
 - Alma College: 5 miles
 - Merrill Institute of Welding: 3 mi.
- 4 community colleges within 50 miles
- 5 universities within 50 miles

- Michigan Highway 46: Less than a mile
- U.S. Highway 127: Less than a mile
- Interstate 75: 38 miles
- Interstate 69: 41 miles
- Class A roads
- Mid-Michigan Railroad runs through the Industrial Park
- Gratiot Community Airport: 9 miles
- MBS International Airport: 35 mi.
- Chicago: 269 mi / 4 hours
- Cleveland: 280 mi / 4.5 hrs.
- Detroit: 137 mi / 2 hours
- Indianapolis: 301 mi / 5 hours
- Lansing: 53 mi / 1 hour
- Saginaw: 34 mi / 30 min.
- Toronto: 318 mi / 5.5 hrs.

For more information, please contact:

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