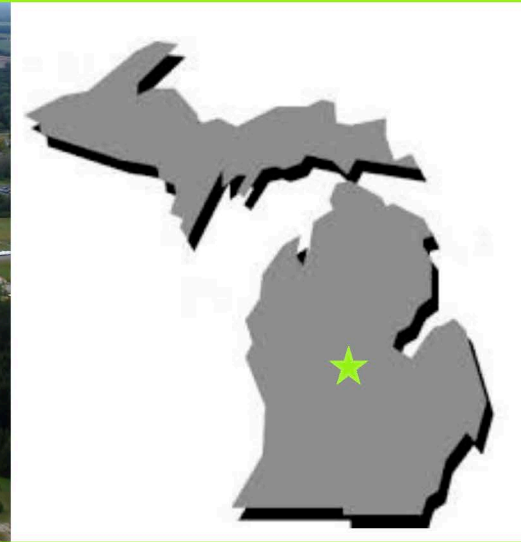


# ST. LOUIS WOODSIDE INDUSTRIAL CENTRE



**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 to 4.4 acres
  - Adjacent parcels to Park also available: 2 to 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:**

Kurt Giles, Manager  
City of St. Louis  
(989) 681-4377  
kgiles@stlouismi.com  
[stlouismi.com](http://stlouismi.com)



Jim Wheeler, President  
Greater Gratiot Development  
(989) 875-2083  
jim.wheeler@gratiot.org

[gratiot.org](http://gratiot.org)