



The Jonesville Industrial Park is located in the City of Jonesville, in south central Michigan, about 20 miles north of the intersection of the borders of Michigan, Indiana and Ohio. The park has direct road access to US-12 and M-99. This strategic location provides great access to the regional Interstate Highway network.

#### Park Features:

- Developed in 1996
- Available lots owned by the Jonesville Local Development Finance Authority (LDFA)
- Available lots range in size between 4.56 acres and 6.69 acres
- Adjoining lots may be combined for larger projects
- Land cost is negotiable, based on capital investment, and job creation. Typical land cost is \$5,000 per acre.
- All properties zoned I-1 (Light Industrial)
- Phase I environmental completed, no contamination
- Previous land use was agricultural

#### Utilities:

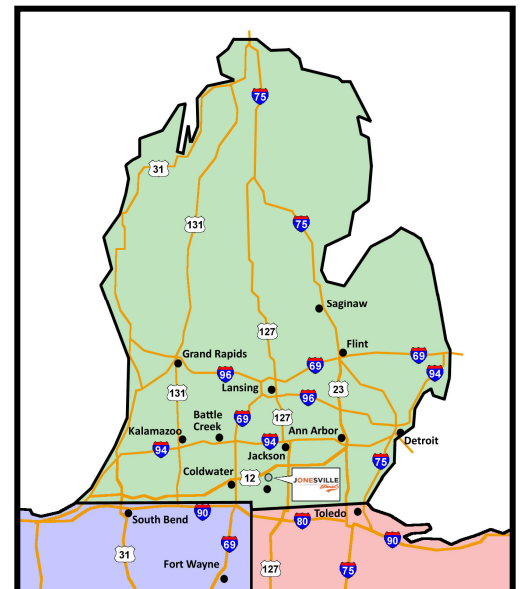
- Electricity: 4800 volts/8320 volts WYE 3 Phase, looped – Consumers Energy, provider
- Natural Gas: 4-inch main/55 lb. pressure – Michigan Gas Utilities, provider
- Sewer: 10-inch main – City of Jonesville, provider
- Water: 12-inch main, 50-70 psi, 320 mg/l hardness – City of Jonesville, provider
- Telephone: Multiple providers
- Broadband Coaxial and Fiber optic Internet: Multiple providers

#### Services:

- Police Protection: City Police Department
- Fire Protection: Volunteer Fire Department
- No local or county income tax
- Total combined property tax millage: approx. 62 mills

#### Incentives:

- Development ready industrial sites
- Pro-business regulatory environment
- P.A. 198 Industrial Facilities Tax Exemptions for qualifying investments
- Reimbursement of site improvement costs up to the lot purchase price, based on investment and jobs creation



CITY OF  
**JONESVILLE**  
EST. 1928 THE REAL  
*Deal*

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