

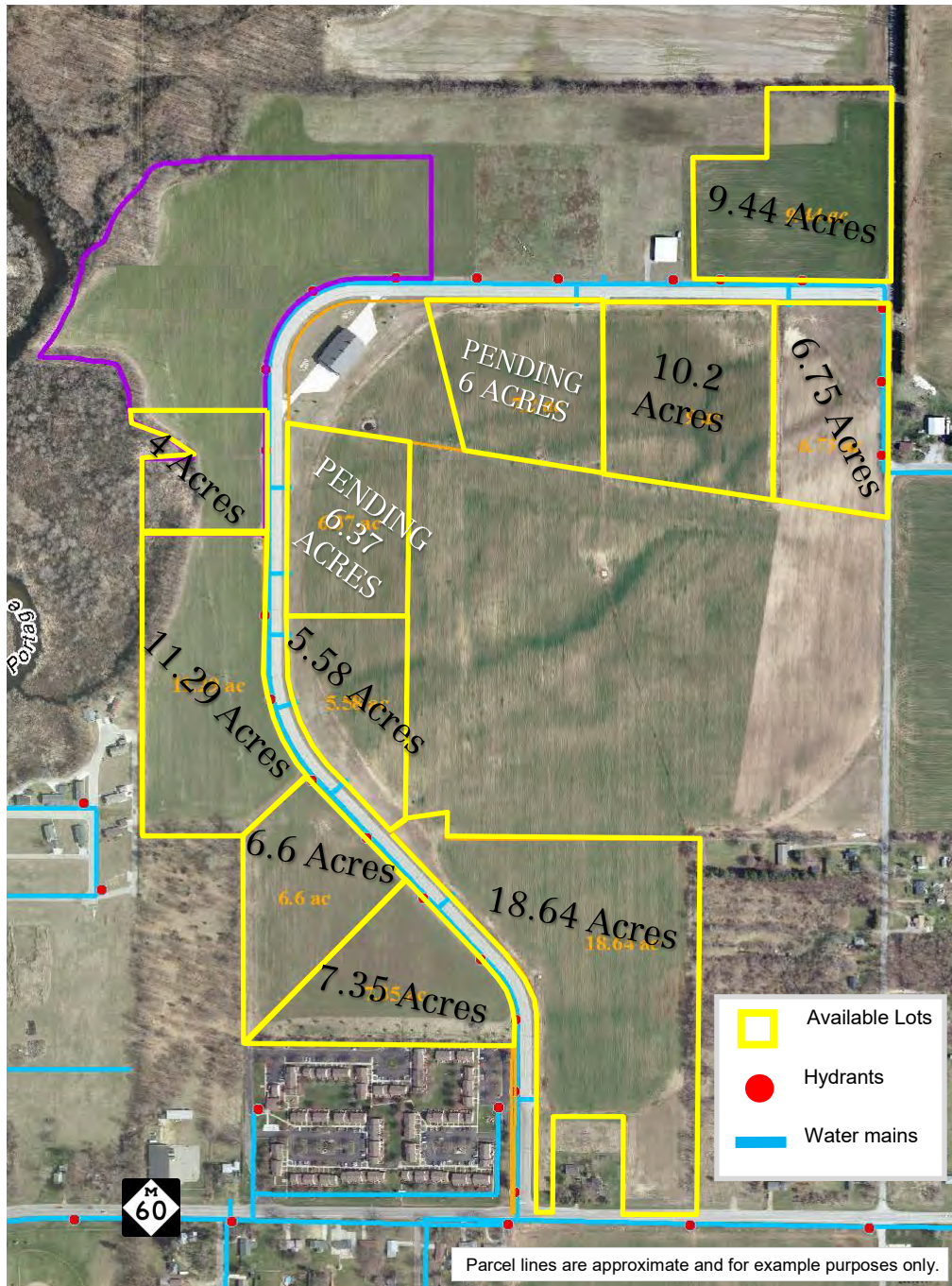
For Sale

Airport Industrial Park

V/L Hov Aire Dr.

Three Rivers, MI

- Various site sizes available (adjustable)
- Michigan Certified Business Park
- Easy access to interstate highway system; US-131 & M-60 bisect the city
- Utilities at site: 8" sewer main, 12" water main
- Can be subdivided to fit users needs
- New fiber line installed in 2020



For more information, contact:

Kara Schroer, CCIM

269 459 0435 direct

269 569 0953 cell

karas@naiwwm.com

1803 Whites Road, Suite 2

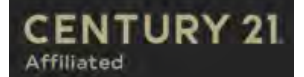
Kalamazoo, MI 49008

Lyn Crose

Century 21 Affiliated

269.506.7160 cell

lcrose@c21affiliated.com



Asset Overview

Airport Industrial Park
Three Rivers, Michigan

Sale Information

Price	\$10,000 per Acre
# of Acres Available	Up to 92
Zoning	I-4
Municipality	City of Three Rivers
PPN	7505-1540-008-00
Present Use	Industrial Park
Terms	Cash/Conventional
Possession	At closing

Utility Information*

Electricity	Indiana Michiana Power
Gas	SEMCO Energy Gas Company
Telephone	Frontier & Comcast
Water & Sewer	8" Sewer Main & 12" Water Main

2020 Est. Demographics

Distance	1 mile	3 Miles	5 Miles
Population	1,683	12,078	16,596
Households	660	4,691	6,451
Avg HH Income	\$50,965	\$60,386	\$65,352

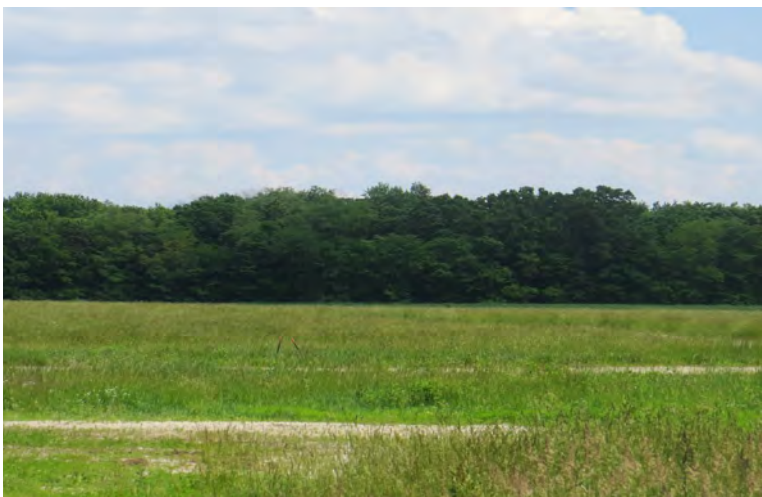
According to ESRI.com

***Buyer should investigate connection fees.**

Availabilities*

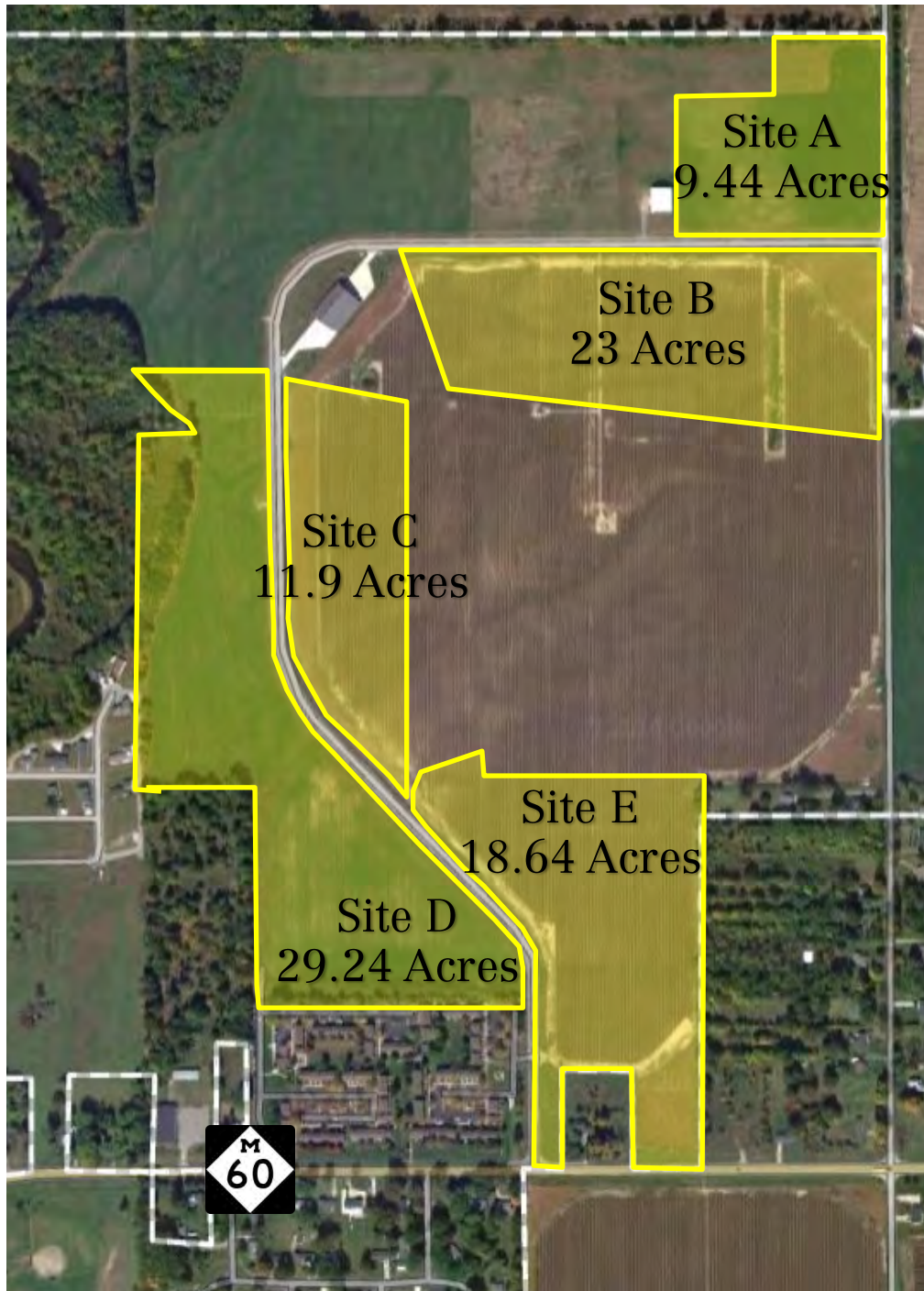
Site	Acres	Price
Lot A	9.44	\$94,400
Lot B	23	\$230,000
Lot C	11.9	\$119,000
Lot D	33.5	\$335,000
Lot E	18.64	\$186,400

*** Example breakouts can be modified**



Site Map & Property Overview

Airport Industrial Park
Three Rivers, Michigan



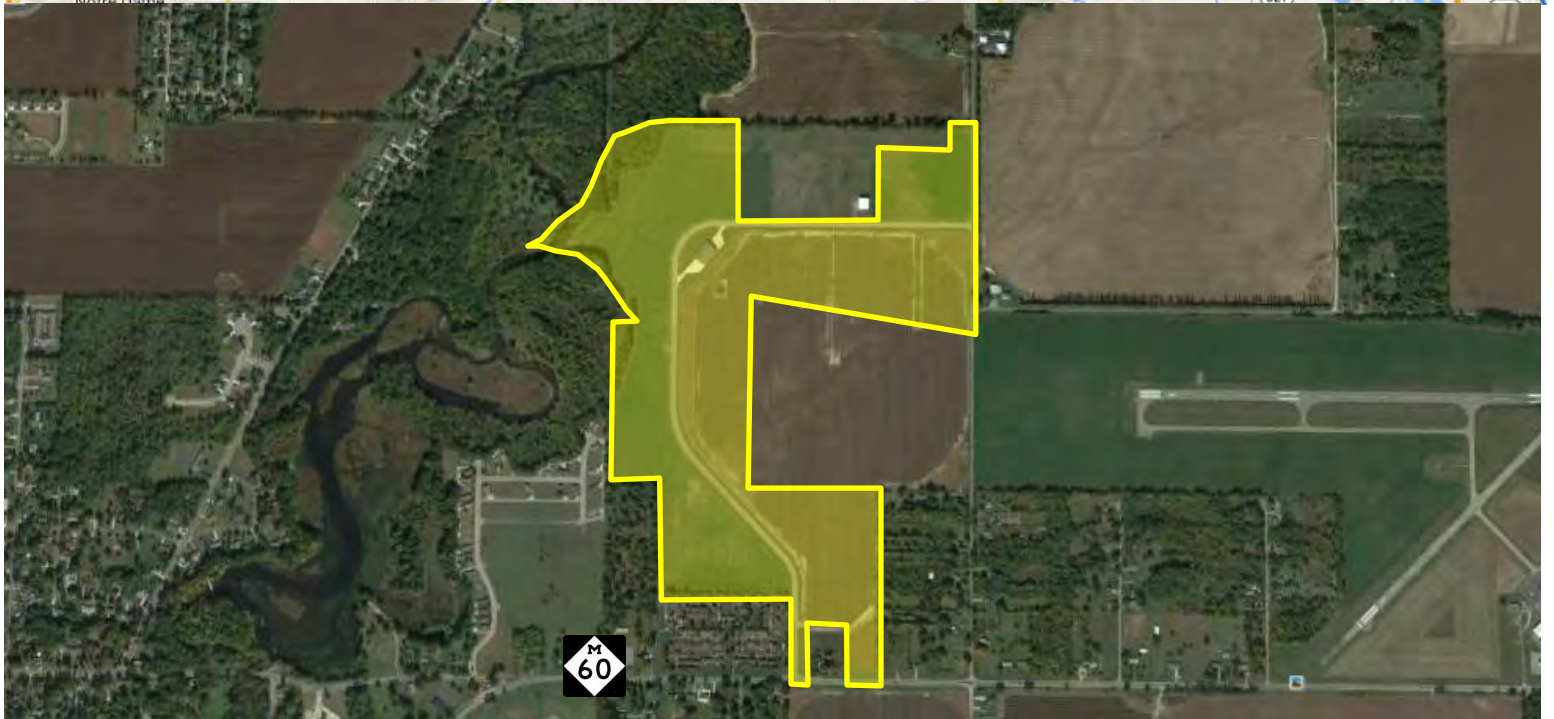
Availabilities*

Site	Acres	Price
Lot A	9.44	\$94,400
Lot B	23	\$230,000
Lot C	11.9	\$119,000
Lot D	29.24	\$292,400
Lot E	18.64	\$186,400

*Example lot split breakouts can be modified.

Location Map

Airport Industrial Park
Three Rivers, Michigan



Area Information

Airport Industrial Park
Three Rivers, Michigan



Three Rivers Airport Industrial Park

Three Rivers, located in the west central portion of St. Joseph county, is an ever-changing, progressive, peaceful community with attractions such as culture, recreation & entertainment. Three Rivers has advanced its economy over the decades with steadfast resiliency.

Its diverse business foundation and dedicated workforce continue to plant seeds of prosperity. Municipal government continues to support business development through investment in infrastructure projects to ensure that local business & industry has what it needs to progress.

Southwest Michigan's ideal location between Chicago & Detroit lies within:

- 54% of the nation's manufacturers
- 48% of all national retail sales
- 54% of the nation's business payroll
- 65% of Canada's Gross National Product

**Percentages above provided by Southwest Michigan First*

Local Industry

- American Axle
- Morgan Olson
- Abbott
- Burr Oak Tool
- Armstrong International
- Sturgis Molded Products
- Summit Polymers
- Kadant Johnson Inc.
- Metal Technologies
- TH Plastics
- Dexter Chassis Group
- Vanguard, LLC
- Palomino RV
- Precision Speed Equipment Inc.
- Domes & Mirrors Inc.
- W E Slitt Company

****Top Employers in St. Joseph County listed by
highest # of employees to lowest***