

# STERLING ENTERPRISE PARK

RAIL SERVED INSTITUTIONAL QUALITY INDUSTRIAL PARK

Located directly across the street from the FIAT Chrysler Sterling Heights Assembly Plant



MULTIPLE OPPORTUNITIES INCLUDING:  
175,000 SF SPEC BUILDING AVAILABLE Q4 2018  
UP TO 800,000 SF BUILD-TO-SUIT OPPORTUNITY

CBRE

DEVELOPER  
DONALDSON  
COMPANY



# STERLING ENTERPRISE PARK

The **Sterling Enterprise Park** is a rail served institutional quality industrial park providing both spec construction availabilities and multiple build to suit opportunities situated just six miles from I-75 in Troy, Michigan and six Miles from I-696 in Warren, Michigan. This location provides for optimized logistics to distribute within acceptable broadcast time of many of the Big Three Assembly Plants in the region and has a substantial skilled labor base for companies looking to locate in this market. This property also benefits from tax abatement for up to a 12-year term and other tax incentives such as the Michigan Business Development Program Grant if applicable.

This 144-acre property was originally owned and operated as the SunnyBrook Golf and Bowling. The Golf Course ceased operations in 2016 and in 2017 Mitchell Plastics built a 200,000 sq.ft. state of the art Headquarters and plastic injection molding facility. Currently under construction is a rail served 160,000 sq.ft. facility for Fiat Chrysler Automotive to service the Sterling Heights Assembly Plant. Sterling Enterprise Park is commencing “Spec” construction of a 175,000 sq.ft. 36’ clear industrial basis with an estimated delivery of Q4 2018. Remaining Opportunities for Build to Suit for lease on parcels less than 22-acres or as large as a contiguous 44-acre parcel.



# STERLING ENTERPRISE PARK



<b>TOTAL PARK ACREAGE</b>	125 +/- Acres
<b>BUILDING 1</b>	200,000 Sq.ft. Mitchell Plastics
<b>BUILDING 2</b>	160,000 Sq.ft. Fiat Chrysler Automotive - Completed Jan. 1 2018
<b>BUILDING 3</b>	SPEC 187,500 sq.ft. Available Q4 2018
<b>CEILING HEIGHT</b>	36'-40' Clear
<b>AVAILABLE SITES</b>	<i>*Sites 3 and 4 can be combined</i>
<b>VACANT SITE 1</b>	Up to 23.3 +/- Acres
<b>VACANT SITE 2</b>	187,500 SF Spec Building Q4 2018
<b>VACANT SITE 3</b>	+/-22.5 Acres
<b>VACANT SITE 4</b>	+/-22 Acres
<b>VACANT SITE 5</b>	+/-2.3 Acres
<b>ZONING</b>	PUD / M2 Heavy Industrial zoning
<b>ELECTRIC</b>	DTE
<b>GAS</b>	Natural Gas by Consumers
<b>WATER</b>	Public Water by Great Lakes Water Authority (GLWA)
<b>SEWER</b>	City-owned Sewer Authority provides sanitary and storm sewer systems to ensure proper function.
<b>RAIL</b>	Con Rail



## OPTION 3A

OVERALL SITE AREA:	152.63 Acres Net And Gross
AREA OF DEVELOPMENT (UNIT 4)	11.64 Acres
ZONING	M-2 Heavy Industrial District

### BUILDING INFORMATION

TOTAL SF	187,500
OFFICE	22,200 SF Two-Story
CLEAR HEIGHT	36' - 40"
TRUCK DOCKS	Fourteen (14)
GRADE DOORS	One (1), more can be added
CAR PARKING	191 Spaces (plus 36 land banked)
POWER	To Suit
MAXIMUM ALLOWABLE BUILDING HEIGHT	50 Feet
BUILDING FOOTPRINT AREA	187,500 SF
BUILDING LOT COVERAGE	36.0%

## CONCEPTUAL SPEC BUILDING



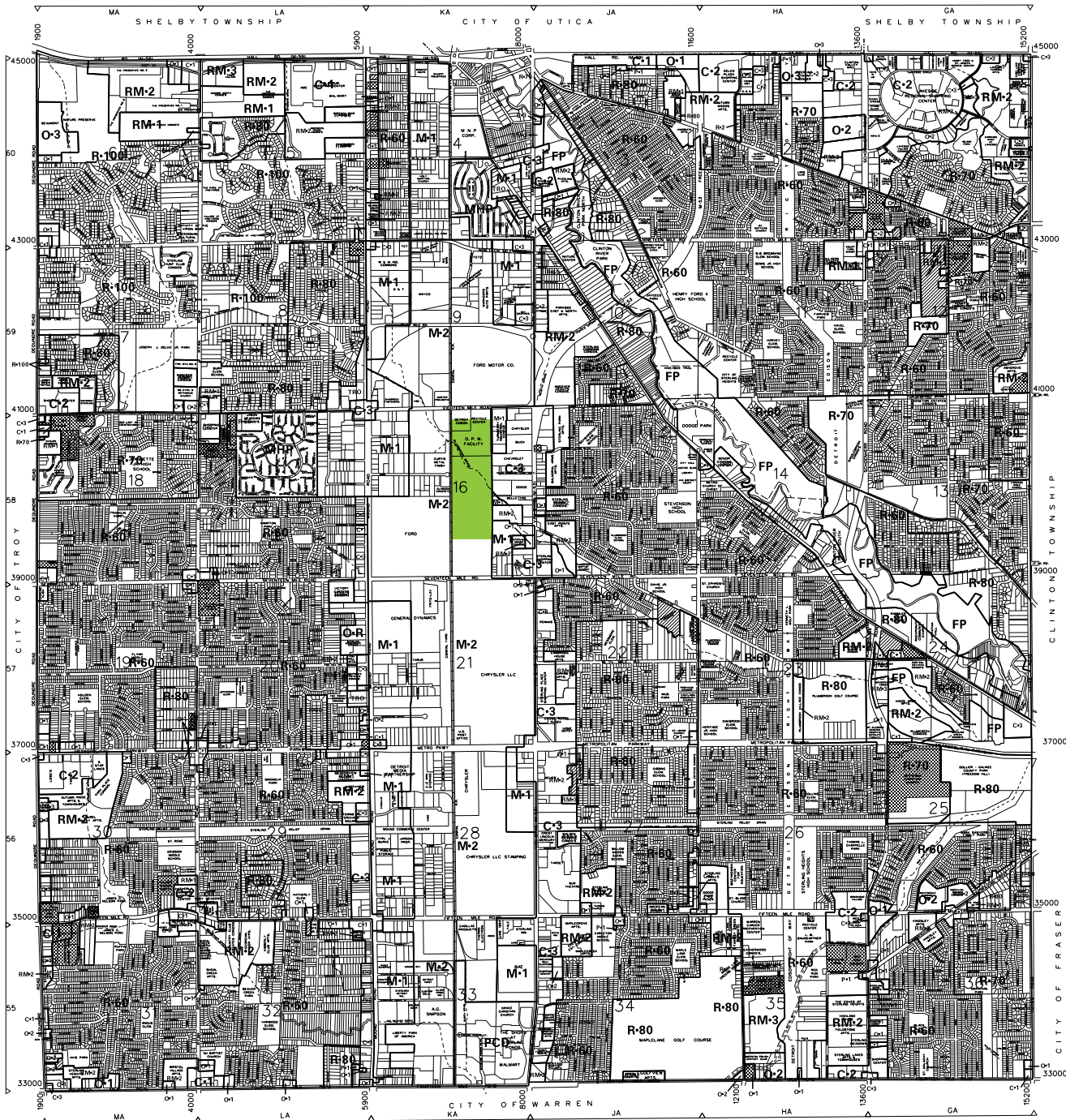




## SURROUNDING PLANTS





# STERLING HEIGHTS ZONING MAP



- R-100 ONE FAMILY RESIDENTIAL
- R-90 ONE FAMILY RESIDENTIAL
- R-80 ONE FAMILY RESIDENTIAL
- R-70 ONE FAMILY RESIDENTIAL
- R-60 ONE FAMILY RESIDENTIAL
- R-2 TWO FAMILY RESIDENTIAL
- MHP MOBILE HOME PARK
- RM-1 MULTIPLE FAMILY LOW RISE
- RM-2 MULTIPLE FAMILY LOW RISE
- RM-3 MULTIPLE FAMILY MID & HIGH RISE
- O-1 BUSINESS & PROFESSIONAL OFFICE
- O-2 PLANNED OFFICE
- O-3 OFFICE COMMERCIAL SERVICE
- C-1 LOCAL CONVENIENCE BUSINESS
- C-2 PLANNED COMPARISON BUSINESS
- C-3 GENERAL BUSINESS
- C-4 MULTI USE BUSINESS
- P-1 VEHICULAR PARKING
- FP FLOOD PLAIN AREA
- O-R OFFICE RESEARCH
- PCD PLANNED CENTER DISTRICT
- M-1 LIGHT INDUSTRIAL
- M-2 PUD ZONING**
- TRO TECHNICAL RESEARCH OFFICE
-  CONSENT JUDGEMENT
-  CONTRACT ZONE

MAP AMENDMENTS  
 ORDINANCE 278-1 THROUGH 278-175 11/30/14

\* Sterling Enterprise Park has a PUD zoning in place allowing many uses including heavy industrial

**ZONING DISTRICT MAP**  
 Sterling Heights **PLANNING**





# MAJOR AUTOMOTIVE PLANTS

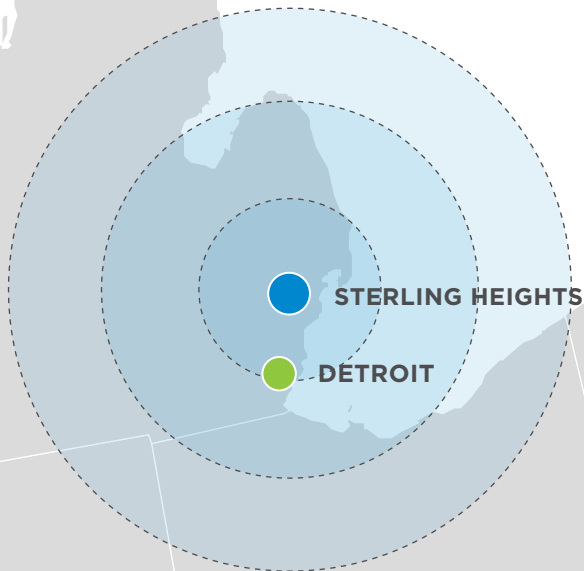




## REGION DESCRIPTION

Sterling Heights is located in southeast Michigan, 15 miles north of Detroit (35 minutes), and just off the coast of Lake St. Clair. Sterling Heights is in Macomb County and is 45 miles northeast of Ann Arbor, Michigan (60 minutes) and 70 miles north of Toledo, Ohio (90 minutes).

Sterling Heights is home to 133,618 people with 65,008 jobs. Sterling Heights has a positive net commuter number of 1,451 workers, however, that number is 83% lower than it was five years ago. Area businesses and industry generated nearly \$6.6 billion in gross regional product (GRP) in 2016. The city has strong industry representation in manufacturing, specifically, automotive.

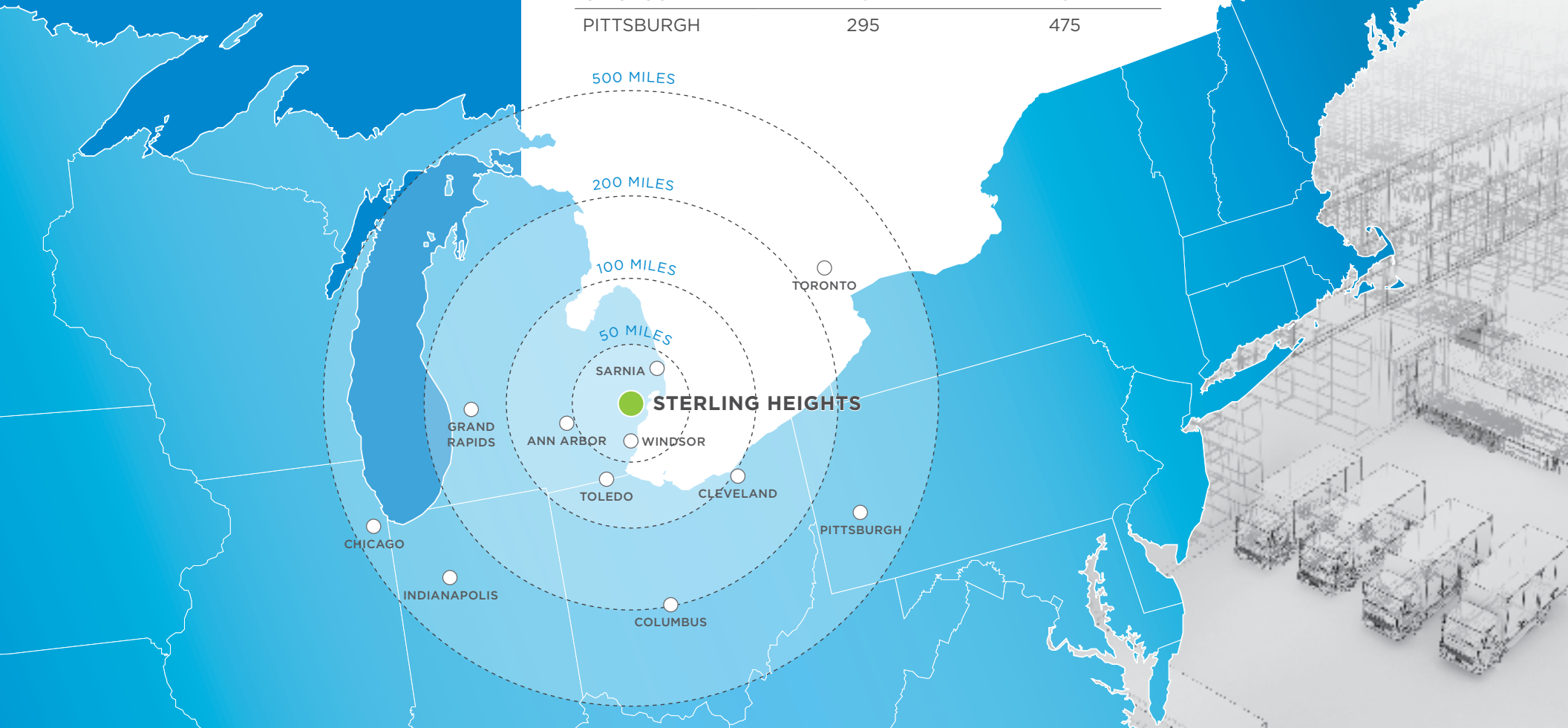




# STERLING HEIGHTS IS LOCATED IN SOUTHEAST MICHIGAN

## TRAVEL DISTANCES

CITY	MILES	KM
ANN ARBOR	55	89
SARNIA	52	84
WINDSOR	24	39
TORONTO	230	371
GRAND RAPIDS	163	263
TOLEDO	80	128
CLEVELAND	190	305
COLUMBUS	224	360
INDIANAPOLIS	307	495
CHICAGO	281	452
PITTSBURGH	295	475







CURRENTLY UNDER CONSTRUCTION  
FIAT CHRYSLER FACILITY

## THE TAX ABATEMENT FORMULA THE CITY USES TO CALCULATE THE TERM.

INVESTMENT + JOBS = TERM

### TOTAL PROPERTY INVESTMENT

### RECOMMENDED TERM LENGTH

\$500,000 - \$999,999	5 Years
\$1,000,000 - \$2,999,999	6 Years
\$3,000,000 - \$4,999,999	7 Years
\$5,000,000 - \$9,999,999	8 Years
\$10,000,000 - \$19,999,999	9 Years
\$20,000,000 - \$29,999,999	10 Years
\$30,000,000 - \$39,999,999	11 Years
\$40,000,000+	12 Years

### JOB CREATION

### RECOMMENDED TERM LENGTH

1 - 10 Jobs	1 Year
11 - 25 Jobs	2 Years
26 - 50 Jobs	3 Years
51 + Jobs	4 Years

\* This data is for reference only any incentives or abatements to be reviewed and approved through municipal policy.

## PROPERTY TAX ABATEMENT

- Up to 12 year term
- 50% savings on real property investment

## MICHIGAN BUSINESS DEVELOPMENT PROGRAM GRANT

- Job Grant – Cash based program
- Cash is dispersed when job creation milestones are met

## SKILLED TRADES TRAINING FUND

- Up to \$1,500 per new employee for customized training programs



## LABOR DEMOGRAPHICS

### PLACE OF WORK

	5 MILES	10 MILES	15 MILES	20 MILES
2017 BUSINESSES	7,780	34,427	60,429	85,290
2017 EMPLOYEES	123,311	506,169	847,241	1,237,491

### POPULATION

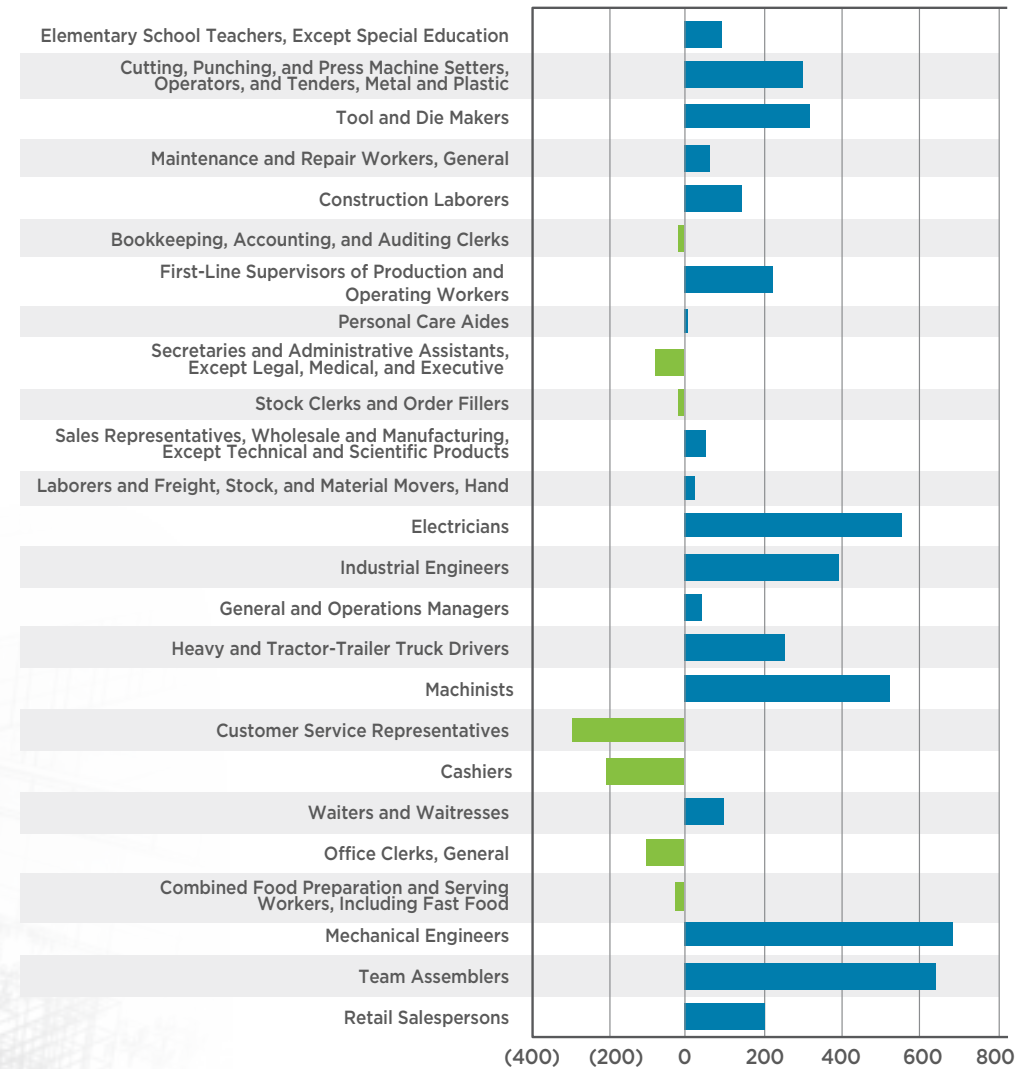
	5 MILES	10 MILES	15 MILES	20 MILES
2017 POPULATION - CURRENT YEAR ESTIMATE	133,618	981,772	1,748,078	2,463,737
2022 POPULATION - FIVE YEAR PROJECTION	290,748	1,014,151	1,781,293	2,490,734
2010 POPULATION - CENSUS	271,201	939,057	1,715,225	2,449,861
2000 POPULATION - CENSUS	261,856	901,734	1,794,330	2,656,948
2010-2017 ANNUAL POPULATION GROWTH RATE	0.53%	0.62%	0.26%	0.08%
2017-2022 ANNUAL POPULATION GROWTH RATE	0.62%	0.65%	0.38%	0.22%

### EMPLOYMENT STATUS

	5 MILES	10 MILES	15 MILES	20 MILES
2017 EMPLOYED CIVILIAN POPULATION 16+	144,567	503,972	843,076	1,145,572

## NET COMMUTERS

OF THE TOP 25 LARGEST OCCUPATIONS IN STERLING HEIGHTS



SOURCE: EMSI DATASET 2017.3



# STERLING ENTERPRISE PARK

RAIL SERVED INSTITUTIONAL CLASS A INDUSTRIAL PARK

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