

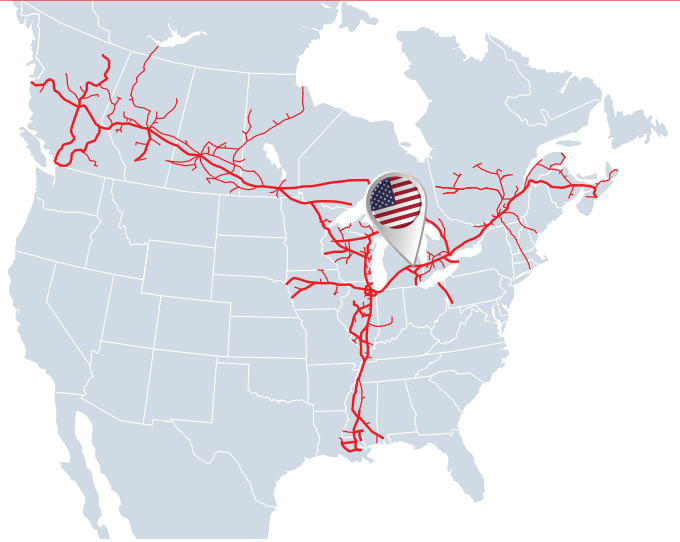


Advanced Manufacturing District of Genesee County

Mundy | Genesee | Michigan

Property information:

- Site Name** Advanced Manufacturing District of Genesee County
- Location** Maple Ave. and Linden Rd, Mundy
- Latitude** 42° 57' 1.8" N
- Longitude** 83° 47' 25.08" W
- Ownership** Maple and Hill LLC
- Site Size** 1389 acres (213 individual parcels)
- Rail Frontage** 1,427 feet



Contact: **James Gunther**
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This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, Krech Ojard & Associates, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk

CN Rail Connectivity:

Subdivision: Flint subdivision milepost 263.65

Frontage: 1,427 ft. direct access

Operations: Ideal for hook and haul service

Specific Property information

Zoning classification: North of Maple Ave. is zoned as Industrial; South of Maple Ave. is zoned as residential agricultural and also included in Mundy's advanced manufacturing overlay district

Electric: Consumers Energy

Natural Gas: Consumers Energy

Water: Genesee County

Wastewater: Genesee County

Telecommunications: Comcast, AT&T, and Frontier

Highways: Interstate 69 (1.3 mi.)

Regulatory Assessments:

Utility maps, Flood plain maps, Wetland Delineation, Endangered species

Suggested Fit for Use:

Suitable for manufacturing, warehousing, production and more



Looking south from Maple Ave.



Looking north from Maple Ave.



CN mainline from Elms Rd.