

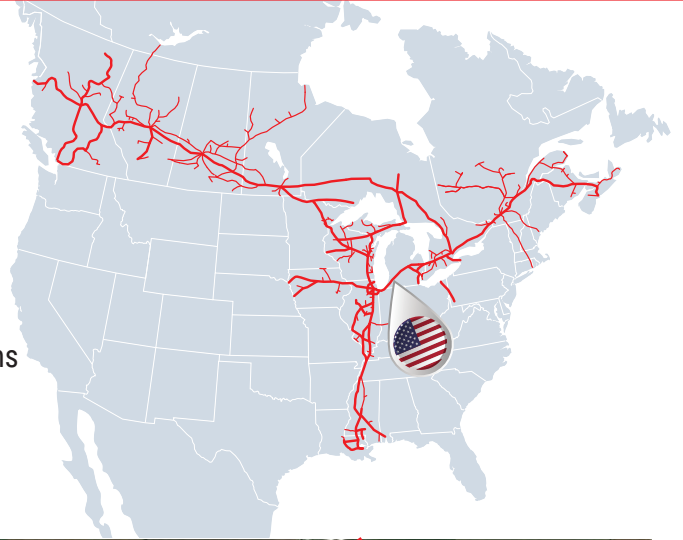


# MEC Smart Park

Cassopolis | Michigan

## Property information:

- Site Name ..... MEC Smart Park
- Location ..... Cassopolis, Michigan
- Latitude ..... 41° 55' 02" N
- Longitude ..... 85° 58' 52" W
- Ownership ..... Midwest Energy & Communications
- Site Size ..... 247 acres (171 developable)
- Rail Frontage ..... 5,900 feet



Contact: **Scott Anderson**  
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Certification review by Austin Consulting is certified accurate as of October 2021

# MEC Smart Park

Cassopolis | Michigan



## This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, Austin Consulting, 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:** Southbend subdivision milepost 124

**Frontage:** 5,900 ft. along CN's double mainline

**Operations:** Ideal for hook and haul service



### Specific Property information

**Zoning classification:** Manufacturing District (I-2)

**Electric:** Midwest Energy & Communications

**Natural Gas:** SEMCO

**Water:** Cass Area Utility Authority

**Wastewater:** Village of Cassopolis

**Telecommunications:** Midwest Energy & Communications

**Highways:** M-60 (0.1 mi.) Interstate 80/90 (18 mi.)

U.S. Highway 131 (17 mi.)



### Regulatory Assessments:

Phase 1 environmental site assessment - wetland delineation, endangered species, cultural resources, geotechnical investigation



### Suggested Fit for Use:

Ideal, but not limited to agricultural, automotive, and metals manufacturing



Aerial view looking WSW from Decatur Road – substation in foreground; M-60 Highway on left; CN Rail on right



Aerial view looking NW from Decatur Road (south of M-60 Highway)



Aerial view looking SW towards Cassopolis - Diamond Lake on left and CN Rail on right



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