

# NEW BUILD-TO-SUIT, FOR SALE OR LEASE

140 Acres - I-75 & Milbocker Road, Gaylord, Michigan



**50,000 TO 2,000,000 SF | GAYLORD, MICHIGAN**



## PROPERTY FEATURES

- Unparalleled 140-acre development site: all utilities available on-site
- Redundant power and fiber optics provided by both Great Lakes Energy and Consumers Energy, and backup power generation plant directly across Milbocker Road
- Potential for up to 100MV of electric service
- Rated Very Low in 2021 on FEMA's National Risk Index, scoring 6.85 on a scale of 100
- MEDC incentives available including grants, taxes abatements & development funds
- Strategically located for the aerospace industry in the "Space Harbor" zone between future Michigan Spaceports in Marquette and Oscoda, and across from Gaylord Regional Airport
- Zoned Industrial: Permitted uses include data processing, distribution, logistics, manufacturing, R&D, and solar farming

All brokers protected

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Developed By:



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## REGIONAL ACCESS

