

# Industrial Park South Development Parcel

## Description:

Created in the early 1990's, this approximately 135 acre industrial park was platted into a number of ten acre parcels. Most of the originally platted parcels have been sold and the park is now home to 16 different businesses. The City's Economic Development Corporation currently owns the last two parcels in public ownership, one of which is dedicated to storm water retention for the park, as well as other utility uses.

This 3.6 acre parcel has frontage on Isabella Road. An easement across the neighboring property provides the opportunity to construct a road from this parcel to the Isabella Road access point

north of the property. The industrial park is a State Certified Business Park and is covered by protective covenants which help to maintain the quality of the development that occurs in the park, as well as the individual property values.

Access to southbound U.S. 127 is conveniently located 1.5 miles south of the industrial park, while northbound access is available 2.5 miles to the north. East/West access across the state is available 2 miles north of the industrial park via state highway M-20.

### Property Details:

Site Name:	Isabella Road Industrial Park South Property
Street Address:	Gover Parkway
City:	Mt. Pleasant
County:	Isabella County
Zip Code:	48858
Type of Space:	Vacant land
Last Updated:	January, 2019



*View of parcel looking Northeast*

### Transportation:

Nearest Airport:	Mt. Pleasant Municipal Airport
Distance to Nearest Airport:	2.5 Miles
Airport Name:	Mt. Pleasant Municipal Airport
Airport Runway Length:	5,000'
Distance to Local Airport:	45 Miles
Distance to Nearest Highway:	1 Mile
Distance to Interstate:	2 Miles
Rail Access:	No
Rail Spur on Site:	No
Type of Parking:	N/A
No. of Parking Spaces:	N/A
Rail Line:	N/A
Nearby Highway:	M-20 (1.7 Miles)
Nearby Interstate:	US-127

## Contact Information

### City of Mt. Pleasant

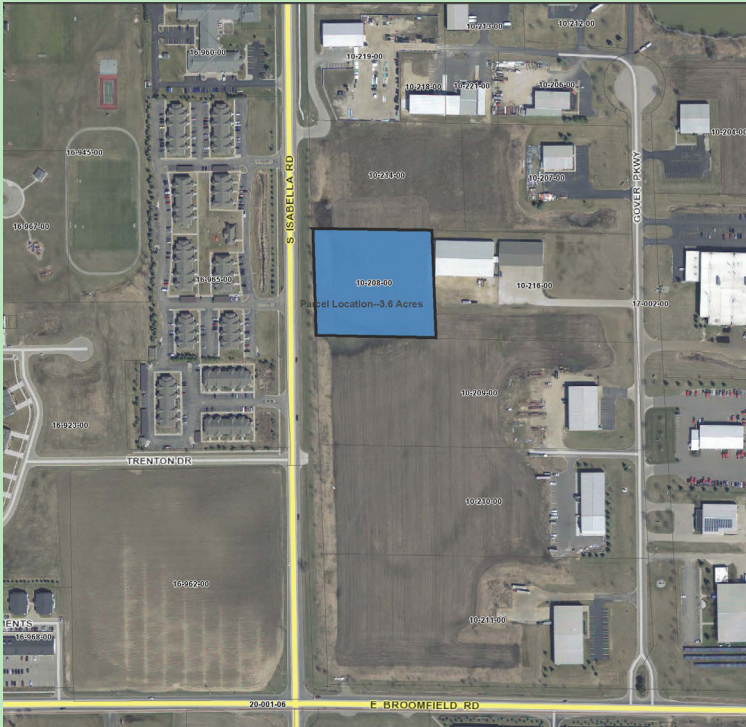
320 W. Broadway  
Mt. Pleasant, Michigan 48858  
[www.mt-pleasant.org](http://www.mt-pleasant.org)

### William R. Mrdeza

Phone: (989) 779-5311  
Cell: (989) 330-0403  
Fax: (989) 773-4691  
[wmrdeza@mt-pleasant.org](mailto:wmrdeza@mt-pleasant.org)

*Mt. Pleasant*

[meet here]



County of Isabella

Industrial Park South  
Available Property

Map Publication:  
01/31/2019 7:35 PM

100m  
300ft

powered by  
**FetchGIS**

**Disclaimer:** This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

**Utilities:**

Foreign Trade Zone:	Yes
Local Incentives:	Yes—Negotiable

**Availability:**

Featured Property:	Yes
For Sale:	Yes
Current Use:	Vacant
Date Available	Immediately
Sale Terms:	\$75,000

**Site Details**

Lot Size:	~420' x 374'
Zoning:	SD-I Industrial
Total Acres:	3.6 Acres
Divisible:	Yes

**Utilities:**

Gas Service:	Yes
Gas Provider:	DTE Energy
Electric Provider:	Consumer's Energy
Gas Line Size:	Unknown
Electric Service:	Yes
Voltage:	Unknown
Phase:	Unknown
Sewer Service:	Yes
Sewer Provider:	City of Mt. Pleasant
Sewer Line Size:	10" Sanitary Sewer on west side of Isabella Road
Water Service:	Yes
Water Provider:	City of Mt. Pleasant
Water Line Size:	16" Water Main in Isabella Road

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