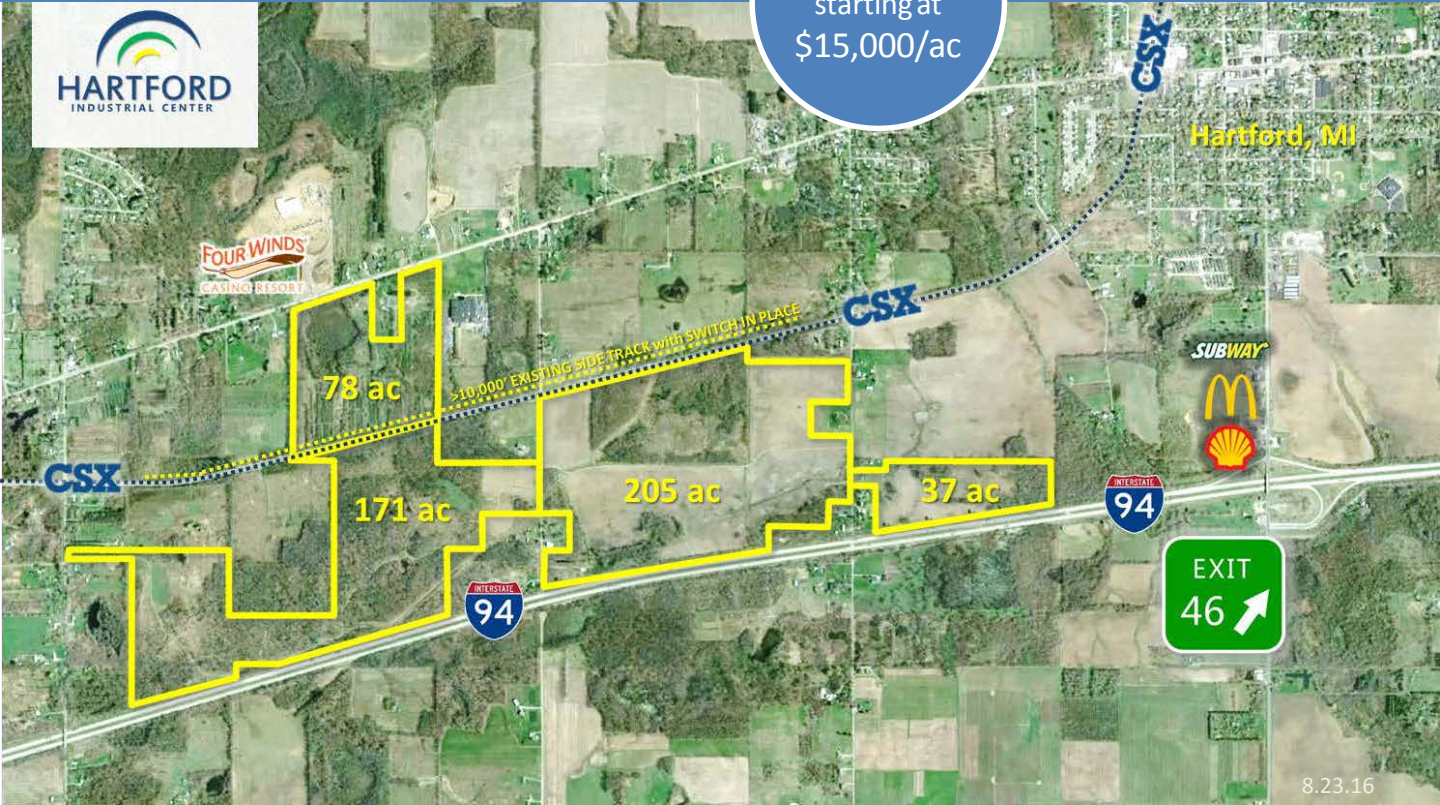


FOR SALE

500+ acres of CSX Rail Served, Heavy Zoned Industrial Land

Immediate Access to Interstate 94 at Exit 46
Hartford, Michigan

Sites available starting at \$15,000/ac



8.23.16

Over 500 acres of industrial development land

Unique access to CSX Rail

Heavy zoning allows for a wide variety of uses including food processing, chemical manufacturing and oil refining.

Immediate access to and frontage along Interstate 94

+/-100 miles to Chicago and +/-170 miles to Detroit

All utilities available to site

Sufficient labor force of skilled workers via population centers in nearby Benton Harbor and Kalamazoo.

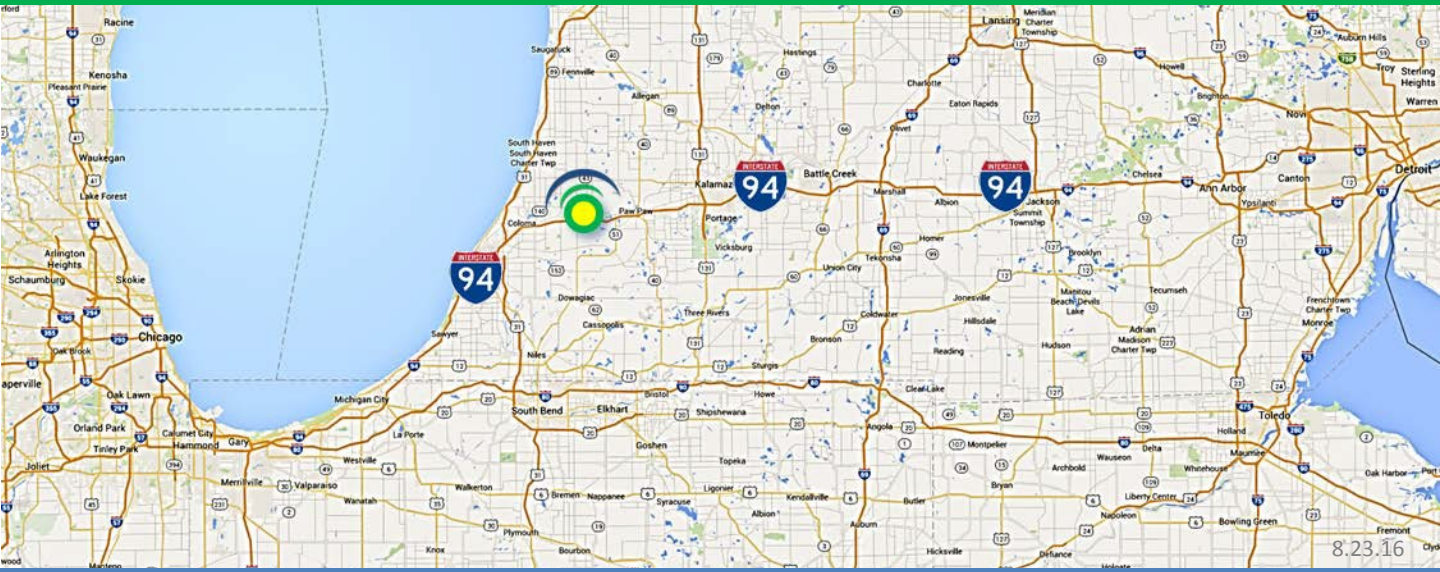


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www.hartfordic.com



Specifications

Location: Interstate 94 at Exit 46
Hartford, Michigan

Land Size Up to 511 Acres

Divisible to 25 acres

Rail Service Via CSX

Utilities To site

Zoning Heavy

Condition Flat, mostly cleared

Proposed Uses:

Food Processing	Agricultural
Transloading	Retail
Truck Terminal	Hotel/Travel Services
Warehouse/Distribution	Travel Center
Food Distribution	Intermodal/Heavy Rail Use
Manufacturing	Hospitality
Biotech	Motorist Services
Research	Chemical Manufacturing

Southwest Michigan is home to many major employers including:



Regional Partners:



Exclusive Agent:



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