



Economic Impact of Owosso's Infrastructure

- Owosso developed a robust water system decades ago that has allowed it to serve four communities (Owosso, Corunna, Caledonia Charter Township, Owosso Charter Township) with a population of nearly 27,000
- Despite being in a rural area, this infrastructure has helped to attract and retain hundreds of commercial and industrial firms that rely on it daily

www.sedpweb.org



Economic Impact of Owosso's Infrastructure

- Collectively these businesses employ thousands of workers, including many who travel in from other counties (primarily Genesee, Saginaw, Clinton & Ingham) demonstrating regional impact
- Two properties served by the system are targeted for new development and have received site readiness funding from the MEDC and Detroit Regional Partnership

www.sedpweb.org

Economic Impact of Owosso's Infrastructure

PARMENTER ROAD INDUSTRIAL PROPERTY

CITY OF CORUNNA
SHIAWASSEE COUNTY

±141 Acres
42.973347, -84.103327

PROPERTY HIGHLIGHTS

- Sale Price - \$25,000/acre
- Zone: Industrial
- HSR Rail - adjacent
- EMV - 1 mile
- Fire (ISO 5) - 1 mile
- Pdms - 1 mile
- I-69 - 8 miles
- M 71 - adjacent
- Sargent Docks and Terminal - 45 miles
- Bishop Intl. Airport (PNT) - 20 miles

PROPERTY OVERVIEW

- Owned by the City of Corunna
- Zoned for industrial uses
- Highway M-71 provides all-season road access to I-69
- Rail service can be provided by Huron and Eastern
- Electric, natural gas, water, and sewer at the property
- Phase I ESA was completed in June 2024

UTILITIES

- Consumers Energy has 4,676.32 kV electric transmission lines along Parmenter Rd; can serve up to 4 MW in 10-12 months
- Consumers Energy has a 6" steel natural gas line along Parmenter Rd; 100 MCF of available capacity
- City of Corunna has 12" water main at the property with 1.7 mgd of excess capacity; WTP has 0.9 mgd of excess capacity
- City of Corunna has an 8" sewer main at this site with 0.45 mgd of excess capacity; WWTP has 1.4 mgd of excess capacity
- DayStar tele-communications infrastructure is 0.5 miles from the property

All information current as of November 2024.



84 ACRES
INDUSTRIAL LAND

Owosso Industrial Park West

Verified Industrial Property

Owosso Industrial Park West is 80 acres of green-field, development ready, industrial land closely situated to two state highways, I-69, an active railroad with the potential for an on-site spur.

The site underwent a comprehensive due diligence review through the VIP program, including a detailed site condition analysis, comprehensive information on utility providers and capacity, and a comprehensive report on site details.

South Delaney Road
Owosso, MI 48867

Utilities

This site is located in an established industrial corridor with access to the necessary electric, water, gas, sanitary, and fiber optic utilities.

Workforce

- Population of 16,449 within a 50-minute drive
- 736,676 local workforce
- 26,926 workers in production occupations

info@vip-by-orp.com
www.verifiedindustrialproperties.com/news/owosso-industrial/