



AVAILABLE

642 Acres in Muskegon, Michigan

TARGET

Data center/co-location developers

RISK

Mild climate with low natural disaster potential

CONNECTIVITY

Redundant fiber optic providers and robust telecommunication connectivity

DEVELOPMENT

Pad-ready level site

FIBER

Long-haul fiber-optic from multiple carriers

TRANSMISSION

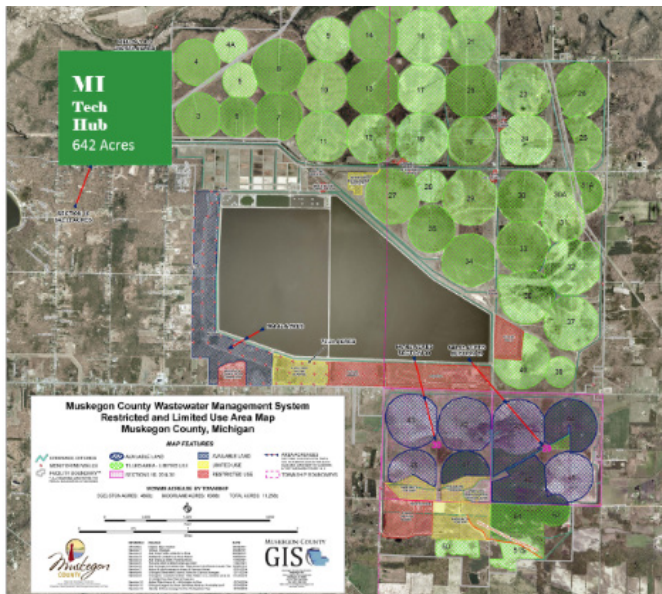
Redundant electric transmission system

LATENCY

Less than 30 milliseconds between global financial centers

INFRASTRUCTURE

Existing High Tech Infrastructure available



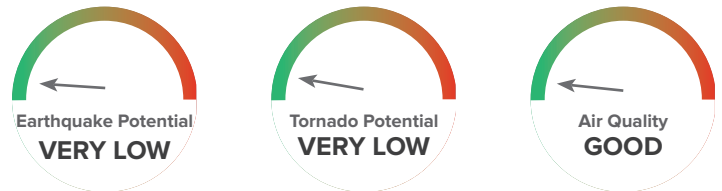
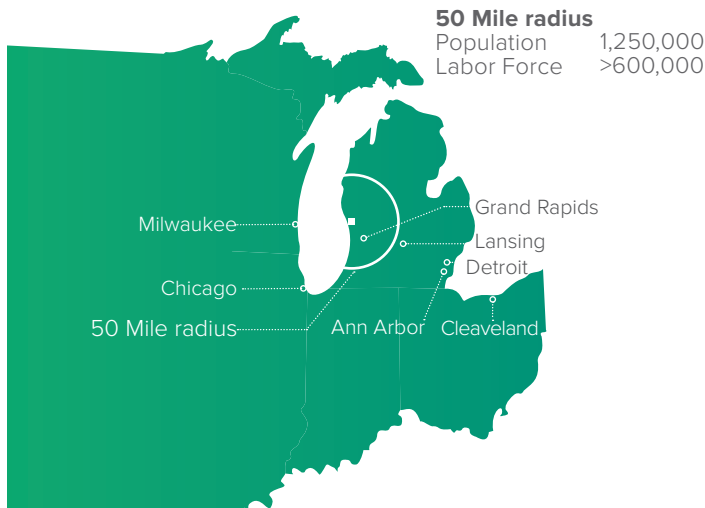
DEMAND The demand for data center/co-location development is growing and Michigan is responding by positioning itself as a leading technology, sustainable energy, and logistics center. Increasing technology sophistication, the demand for faster connection and more stringent security standards are all trends that push the average company's capacity and increases the demand for data center and co-location center development.

LATENCY Michigan has a wide area network, with more access to big financial markets more than most states. Access to strategic tier-one, tier-two, and tier-three markets, including Chicago, Cleveland, Milwaukee, and many more.

LOCATION MI Tech Hub site is within close proximity to major metro areas such as Chicago, Detroit, and Milwaukee. Michigan is an ideal location for an offsite back-up data center given the cost benefits for construction, operations, access to skilled labor, stable climate, mild temperatures, and appearance of growth within the industry for data center operations.

OPPORTUNITY Muskegon County is attracting data center/co-location development at the Muskegon Wastewater Management Site. The site, known as MI Tech Hub, is a premier and environmentally secure site located in West Michigan. 642 acres of shovel-ready land are available. This is your opportunity to expand or begin your footprint in Michigan

RISK & CLIMATE Geological stability with low earthquake and tornado potential. Mild climate with an average temperature of 48.4 °F. By designing to free cooling principles this allows providers to undercut competitors in warmer weather states and lower operating costs.



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NETWORK Access to secure, redundant fiber network with multiple providers available.

ENERGY Consumers Energy is the supplier of energy to the site. Firm and reliable power available including dual transmission lines that feed to the site. Reclaimed water available for HVAC cooling.

RENEWABLE ENERGY Renewable energy development opportunities available “inside the fence” including wind, solar, and landfill gas. Unique opportunity to supply data center with green power.

ACCESS Convenient access to local airports and interstates

VALIDATION STUDY

PTS Data Center Solutions, a leading data center design and consulting firm commissioned to perform a validation study regarding the MI Tech Hub site, confirmed the strong potential for a co-location data center in Muskegon. PTS is optimistic about continued growth of the market for data center co-location, back-up, disaster recovery, and managed services offerings.

“PTS has found that the Muskegon County WWMS site is an economically viable and feasible site to operate a data center”

INFRASTRUCTURE

Address	Egleston Township
Owner	Muskegon County
Acreage Available	642
Latitude / Longitude	43.260819/-86.043347
Sale Terms	Negotiable lease
Land Value	\$4,500/acre
Available Water Resources	Full service wastewater treatment facility
Network	Secure high-tech fiber infrastructure available
Electric Supplier	Consumers Energy
Natural Gas Line	8" and 12" pipelines
Sewer Service	Municipal
Sewer Cost	\$300 per quarter/ \$3,250 connection fee
Fresh and Reclaimed Water	South-2 MG/day, North - 12 MG/day
Reclaimed Water Cost	Negotiable, infrastructure development needed



TALENT/LABOR POOLS Located in the center of West Michigan with access to North American and global markets. Ample supply of well-educated workers and students with over 20 four-year colleges and universities in the West Michigan region.

REGIONAL HIGHLIGHTS

- More than 85,000 students enrolled in local colleges and universities
- Over 38% of our workforce has an associate’s degree or higher
- Ranked 2nd in the nation for efficient spending on education in 2015 (WalletHub.com)